IN THE HIGH COURT OF JUDICATURE AT PATNA
Civil Writ Jurisdiction Case No.12565 of 2021

CNR No. BRHC010416172021

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Super City Builders Pvt. Limited having its registered office at 101, City Plaza, Road No. 26, Sri Krishna Nagar, P.S.- Budha Colony, District- Patna through its Managing Director namely Anil Kumar.

... ... Petitioner/s

Versus

1. The State of Bihar
2. The Collector cum Registrar, Patna.
3. The District Sub Registrar, Sadar Registration Office, PS- Kotwali, District- Patna.
4. The Sub Registrar, Registration Department, Danapur, PS- Danapur, District- Patna.

... ... Respondent/s

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Appearance :
For the Petitioner/s : Mr. Ravindra Kr Sinha No.2, Advocate
For the Respondent/s : Ms. Alka Verma, GA-14
Mr. Navnit Kumar, AC to GA-14

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CORAM: HONOURABLE MR. JUSTICE RAJIV ROY

ORAL ORDER

3 29-10-2026 **I. A. No. 01 of 2025**

Heard the parties.

2. The aforesaid Interlocutory Application has been preferred for substituting the sole heir, Anil Kumar who died on 13.07.2024 with that of Aman Kashyap who has now been appointed as the Director of the petitioner's company.

3. There is no opposition from the other side.

4. In that background **I. A. No. 01 of 2025** stands allowed. Let Aman Kashyap be incorporated in place of Anil Kumar who died as recorded above.

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5. Office to do the needful.

CWJC No. 12565 of 2021

6. Heard Mr. Ravindra Kumar Sinha, learned counsel for the petitioner and the State.

7. The present petition has been preferred for the following relief(s):

> *"that, by this application, the petitioner is approaching this Hon'ble Court to issue a writ in the nature of Mandamus Commanding the respondents to accept the Registration of the documents relating to Thana No 36, Tauzi No 3069, Khata no 606, Survey Plot No 1784 situated at Revenue Mauza- Anandpur (West of Bandh), Halka- Anandpur, Circle Office Bihta, Ps- Maner, District - Patna."*

8. The matter relates to the land details of which is already on record (paragraph no. 1) of the petition needs no repetition.

9. The contention is that the Registry Office, Danapur has blocked the registration forcing the builder to move before this court.

10. The Counter affidavit and supplementary counter

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affidavits have come and this court would like to incorporate paragraph nos. 10 and 11 of the counter affidavit of the Sub Registrar, Danapur:

> ***10.*** *That it is relevant to state that Debt Recovery Tribunal (DRT), Patna has imposed restriction with regard to the land related with Vijay Singh, S/o-Yashwant Singh.*
>
> ***11.*** *That if the petitioner submits documents indicating that the landwhich is to be registered is different from the land of Sri Vijay Singh, then the registration of the land may be done after verification of documents.*

11. The supplementary counter affidavit by the same officer recorded in paragraph No. 11 which read as under:

> ***11.*** *That the petitioner may approach the Competent Court of the Collector, Patna for the Raiyatikaran of the said land and thereafter the respondents shall take needful action in accordance with law in the aforesaid matter.*

12. Learned counsel for the petitioner submits that under erroneous conclusion, the restriction has been made and

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with the document, he can convince the concerned authority that it is worth registration.

13. Learned state counsel submits that if an appropriate petition along with supporting document is/are submitted before the Collector, Patna, it will be taken to its logical conclusion at an earliest.

14. In that background, the writ petition stands disposed of allowing the petitioner to approach the Collector, Patna within a period of four weeks who shall be duty bound to take up the matter to it logical conclusion, after hearing all the necessary parties, preferably within six months.

(Rajiv Roy, J)

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