



REAL ESTATE REGULATORY AUTHORITY (RERA)
IN THE COURT OF ADJUDICATING OFFICER
4TH & 6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION CAMPUS
HOSPITAL ROAD, SHASTRI NAGAR
PATNA-800023

RERA/Execution Case No. 10/2021

RERA/CC/451/2019

RERA/AO/107/2019

Mr. Chandra Mohan JhaComplainant/ Executant
Vs
M/s Grih Vatika Homes Pvt Ltd. Respondent

Project: VIP RESIDENTIAL PHASE-3 AT MAHUABAG

ORDER

12/12 /2022: Hearing taken up. The Executant is present in person, but the respondent is absent.

The executant has filed this execution case for execution of the order dated 18.02.2020 passed in Case No.RERA/CC/451/2019/ RERA/AO/107/2019 by which this Court has been pleased to allow the complaint case on contest with litigation cost of Rs.15,000/- (Fifteen thousand) against the respondents and the respondents were directed to refund the remaining booking/advanced principal amount of Rs.3,20,000/- (Rupees three lacs, twenty thousand) to the executant along with accrued simple interest till the date of the order of Rs.1,58,655 @ 10.20% per annum on the principal amount. The respondents were further directed to pay simple interest at the same rate of 10.20% per annum on non-refunded amount from tomorrow i.e. 19.02.2020, till the date of refund. The respondents were further directed to pay compensation of Rs.35,000/- (Rupees thirty-five thousand only) to the executant for his economical, mental and physical harassment. The respondents were also directed to comply with the

order within 60 (sixty) days, failing which the complainant/executant is entitled to enforce the order through the process of the court.

The executant submits that when the respondent did not comply with the aforesaid order within the stipulated period then the executant has no other option but to file this execution case. He further submits that the respondent is not ready to comply with the order dated 18.02.2020 passed in Case No. RERA/CC/451/2019/ RERA/AO/107/2019 and prays to send requisition to the District Magistrate, Patna for recovery under the P.D.R. Act. The complainant further submits that on the last date Mr. Ankit Kumar, learned counsel had appeared on behalf of the respondent and the respondents were directed to be present physically by the next date, but today there is no representation on behalf of the respondent.

Perused the records. From perusal of the record it appears that in spite of knowledge of the above order dated 18.02.2020 neither the respondents have complied with the order nor appeared to reply on the petition of the executant, hence for equity of justice the Bench has no other option but to provide relief to the executant as he cannot be left to suffer for an indefinite period.

Therefore, the execution petition of the executant is allowed and Public Demand Recovery be issued under Section 40(1) of the RERA Act, 2016 read with Rule 25 of the Bihar Real Estate (Regulation and Development) Rules, 2017 and also read with section 4/5 of the Bihar and Orissa Public Demand Recovery Act, 1914 with a copy to the executant and send the same to the District Magistrate, Patna for recovery of the above principal amount along with interest accrued on principal amount as also the litigation cost and compensation against the respondents.

Accordingly, the execution case is disposed of.

Sd/-

(Ambrish Kumar Tiwari)
Adjudicating Officer