



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.89/2020

RERA/CC/592/2019

RERA/AO/153/2019

Mrs. Ranju Kumari Complainant/Executant
Vs
M/s Agrani Homes Pvt. Ltd.Respondent

Project: AGRANI S.B.I. NAGAR

ORDER

09/01/2023:

Hearing taken up. The complainant has sent a petition through e-mail, but there is no representation on behalf of the respondent.

The executant has filed this case for execution of the order dated 10.02.2020 passed in Case No. RERA/CC/592/2019/RERA/AO/153/2019 by which this Court has been pleased to allow the complaint case on contest with litigation cost of Rs.30,000/- (Thirty thousand only) against the respondents and the respondents were directed to refund the principal amount of Rs.14,96,000/- (Rupees fourteen lacs ninety-six thousand only) to the executant along with accrued simple interest till the date of the order of Rs.6,80,210/- (Rupees six lacs eighty thousand two hundred ten only) @ 10.20% per annum on the principal amount of Rs.14,96,000/-. The respondents were further directed to pay simple interest @ 10.20% per annum since tomorrow i.e. 11.02.2020 on the remaining principal amount till total refund. The respondents were further directed to pay compensation of Rs.3,00,000/- (Rupees three lacs only) to the executant for her physical and mental harassment. The respondents were also directed to comply with the

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

The complainant submitted that when the respondent did not comply with the aforesaid order within the stipulated period and the exercise of amicable settlement has also failed then the executant has no other option but to file this execution case. She has further submitted that the respondent is not ready to comply with the order dated 10.02.2020 passed in Case No. RERA/CC/592/2019/RERA/AO/153/2019. Today by her petition sent through e-mail she has prayed to send requisition to the District Magistrate, Patna for recovery under the P.D.R. Act.

Perused the records. From perusal of the record it appears that in spite of knowledge of the above order dated 10.02.2020 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 she 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