



Learned counsel for the executant submits 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. He further submits that the respondent is not ready to comply with the order dated 13.01.2021 passed in Case No. RERA/CC/745/2019/RERA/AO/181/2019 and prays to send requisition to the District Magistrate, Patna for recovery under the P.D.R. Act.

Learned counsel for the executant has also filed a petition stating therein the details of property of the respondent in which it is stated that the respondent has the residential plot of 27 kathas in Mauza- Dhawalpura, Survey Thana- Patna City, Thana- Chawk Kala, Thana No.21, Touzi No.1453, Khata No.903, Survey Plot No.1455 and 1459, Jamabandi No.1658 & 1659.

Perused the records. From perusal of the record it appears that in spite of knowledge of the above order dated 13.01.2021 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/-  
**(Amrish Kumar Tiwari)**  
**Adjudicating Officer**