



**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar**  
**Singh, RERA, Bihar.**

**RERA/Exe. Case/92/2024**  
**RERA/CC/1764/2020**

**Ramjanam Vipra** .....**Complainant/Executant**  
**Vs**

**M/s Agrani Homes Real Marketing Pvt. Ltd.** .....**Respondent**

**Projects: Agrani P.G Town Block-B.**

**Present: For Complainant: Mr. Bittu Kumar,**  
**Nephew of the complainant.**  
**For Respondent: Absent.**

**11/07/2024**

**ORDER**

1. Mr. Bittu Kumar appears without proper authorization from the complainant. This case is analogous to other cases listed today, so for the purpose of equity and expeditious justice, he is allowed. The respondent is absent.
2. The executant has filed the present execution case for compliance of the order dated 04.02.2022 passed in RERA/CC/1764/2020, in which the Authority has directed the respondent company and its directors to refund the principal amount of Rs. 12,50,000/- to the complainant/executant along with interest at marginal cost of fund-based lending rate (MCLR) of the State Bank Of India as applicable for two years from date of booking to the date of refund, within sixty days of issuance of order and respondent has failed to comply the directions of the Authority till date.

3. During the course of hearing, Mr. Bittu Kumar reiterated the pleadings made vis-à-vis the execution of order dated 04.02.2022.
4. Perused the record. The respondent has failed to file any reply or appear before the Authority despite several opportunities.
5. The Authority observes that despite knowledge of the order in the said complaint case, the respondent has neither complied with the order, nor has filed any reply, nor appeared in the case. Hence, for equity and justice, the Authority is compelled to pass an order for the recovery of the said amount, as the respondent cannot be allowed to prolong the matter indefinitely.
6. The Authority directs that in order to recover the amount mentioned in the order dated 04.02.2022, a certificate of 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 Section 4/5 of the Bihar and Orissa Public Demand Recovery Act, 1914.
7. In view of the continued non-compliance of the order of the Authority, a penalty of Rs. 50,000/- is being imposed on the respondent by the Authority under Section 63 of the Act, which may be recovered through a certificate along with the aforesaid amount.
8. A copy of the order be sent to the Collector, Patna, for recovery of the aforesaid amounts.

Accordingly, this matter stands disposed of.

Sd/-  
**(Vivek Kumar Singh)**  
**Chairman**