

**REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR**

RERA/EX/09/2025

RERA/CC/200/2023

RERA/AO/20/2023

Mr. Nikhil Dev-----Complainant/ Executant

VS

M/s Sri Anuanand Construction Pvt. Ltd.----- Respondent

PROJECT: SAI ENCLAVE

15/07/2026

ORDER

Heard Mr. Nikhil Dev, the complainant himself and Shri Mukul Kumar Singh, learned counsel for the respondent.

2. This execution case is filed to recover the compensation amount of Rs. 7, 00, 000/- (Rs. SevenLakh only) as per order dated 15.10.2024 of the learned Adjudicating Officer, RERA against the judgment- debtor.

3. Perused the case record. After perusal of the record it appears that on 15.10.2024 the learned Adjudicating Officer, RERA has ordered to the respondent to pay Rs. 7,00,000/- as compensation within sixty days from the date of the order. This order has not yet been complied.

4. In such circumstances, after hearing both sides and perusal of the record, it appears that the order of the learned Adjudicating Officer dated 15.10.2024, passed in RERA /CC/ 200/2023, RERA/AO/20/2023 in favour of Decree holder is to be executed.

5. So, it is directedthat in order to recover the amount mentioned in the order dated 15.10.2024, 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 & Development) Rules, 2017 and

under Section 4/5 of the Bihar and Orissa Public Demand Recovery Act, 1914. A copy of this order be sent to the Collector, Patna for recovery of the aforesaid amount.

6. The complainant/ Executant is also at liberty to file an FIR in concerned Police Station against respondent/ judgment debtor. If it is done so, copy of FIR may be submitted to this Court for information.

7. With the aforesaid observation/ direction, this case is disposed of.

Sd/-

(Vinod Kumar Tiwari)
Adjudicating Officer
RERA, Bihar