

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

Exe. Case No. 02/2026
RERA/CC/808/2019

Smt. Ratan Prabha and Mr. Brijesh Executant(s)/Complainant(s)
Kumar

Vs

M/s Agrani Homes Pvt. Ltd. Respondent
PROJECT- IOB Nagar, Block -T

For the complainant: Mr. Deepankar Jha (Adv.)
For the respondent : Mr. Alok Kumar (Director)

13.08.2026

ORDER

On order of the Authority, notices were issued to both the parties for appearance in the present execution case and with direction to the respondent to comply with the order dated **10.07.2025** passed by Shri Ved Prakash, the Hon'ble Special presiding Officer, RERA, Bihar in **RERA/CC/808/2019** and to refund the principal amount of **Rs. 16,39,344/-** to the executant/ complainant along with interest, whereon Shri Deepankar Raj, learned counsel on behalf of executant is physically present, but Shri Alok Kumar, the Director of respondent company appears through video conferencing. On query, the Director of the respondent company submits that they are not in a position to refund the principal amount to the executant due to financial constraints.

2. It is observed that neither the respondents have complied with the order dated **10.07.2025** passed in the above case by Shri Ved Prakash, Hon'ble SPO of the Authority nor are they showing any interest to do so. In such view of the matter, the executant cannot be left to suffer for an indefinite period as the court has to do justice equally to both the parties.

3. Since the Hon'ble SPO of the Authority has directed the respondent company through its Director to refund the principal amount along with interest to the executant, the Bench observes that it is the responsibility of the Directors of the respondent company to arrange the necessary resources to make payment of principal amount along with interest to the executant.

4. Therefore, in the light of section 40 (1) of RERA Act, read with Rule 25 of Bihar RERA Rules, 2017, the principal amount along with interest accrued thereon has to be recovered from the respondent and the same has to be paid to the executant. Accordingly, the recovery certificate with a copy to the executant under section 4/5 of Bihar and Orissa Public Demands Recovery Act, 1914 be issued and sent to the Collector, Patna for recovery of principal amount of **Rs. 16,39,344/-** along with interest accrued on the total principal amount as per the order dated **10.07.2025** passed by Hon'ble SPO of the Authority in the above case. The Collector, Patna is requested to inform the Authority as to the continuous process of action taken from time to time and finally after the refund of total principal amount along with interest accrued thereon is made to the Executant.

Sd/-
(Ved Prakash)
Special Presiding Officer
13.08.2026