



REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh,
RERA, Bihar.

RERA/Exe/20/2026
RERA/CC/345/2024

Subhangi
M/s SLNB Homes Pvt. Ltd.

.... Executant/Complainant
Vs
.... Respondent

Project: **SARVYONI CITY, DANAPUR**

Present: For Complainant: Mr. Vivek Kumar, Adv.
For Respondent : Mr. Akash Deep, Adv.

05.08.2026

ORDER

1. Hearing taken up. Learned counsel Mr. Vivek Kumar appears on behalf of the complainant. Learned counsel Mr. Akash Deep appears on behalf of the respondent.
2. Both the parties agree to the fact that the entire principal amount has been refunded. So far as the interest amount, the same can be claimed under the provisions of Bihar and Orissa Public Demands Recovery Act, 1914.
3. This execution case has been filed for compliance of the order dated-19.09.2025 passed in RERA/CC/345/2024 in which the Authority had directed the respondent company and its directors to refund the principal amount of Rs.12,00,000/- to the complainant/executant along with an interest at 8% as outlined in paragraph-3 of the Memorandum of Understanding (MOU) from the date of booking till the date of refund.
4. It is evident that as per order dated 19.09.2025 passed in the original Complaint Case, an amount of Rs.12,00,000/- was to be refunded back by the respondent to the complainant. As per the submissions made by the respondent and complainant in this case, the same amount has been refunded back by the respondent but the interest amount has not been paid. Hence, the conflict regarding the interest amount is to be adjudicated under PDR Act.
5. Hence, for expeditious justice on the request and consent of the complainant, the Authority is compelled to pass an order for recovery of the interest amount, as the respondent cannot be allowed to prolong the matter indefinitely.

6. The Authority directs that in order to recover the interest on principal amount mentioned in the order dated 19.09.2025, 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. 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