



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/Exe/66/2025

RERA/CC/434/2023

Mukesh Kumar

.... Executant/Complainant

Vs

M/s Ghar Laxmi Buildcon Pvt. Ltd.

.... Respondent

Project: **Sarita Kunj P- 01**

Present: For Complainant: None

For Respondent: None

11-12-2025

ORDER

1. The Matter was taken up for hearing on 10-12-2025 wherein both the parties were absent in furtherance of the same the matter was put up for Orders.
2. This execution case has been filed for compliance of the order dated 18-06-2024 passed in RERA/CC/434/2023, in which the Authority had directed the respondent company and its directors to refund the principal amount of Rs. 4,00,000/- to the complainant/executant along with an interest at 2% above the prevalent Prime Lending Rates of the State Bank of India on the date on which the amount becomes due till the date of payment.
3. Perused the record. Both parties have failed to file any reply or appear before the Authority.
4. 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 has appeared in the case. Hence, for expeditious 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.
5. The Authority directs that in order to recover the amount mentioned in the order dated 18-06-2024, 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 and Development) Rules, 2017, and Section 4/5 of the Bihar and Orissa Public Demand Recovery Act, 1914.
6. 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