

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

**Exe. Case No. 106/2025**  
**RERA/CC/181/2023**  
**RERA/AO/17/2023**

Sima Kumari

....Executant(s)/Complainant(s)

Vs

M/s Agrani Homes Real Marketing Pvt. Ltd. ....Respondent  
PROJECT- Agrani SBI Nagar, Block -C

For the complainant:

Mr. Mukesh Kumar (Adv.)

For the respondent :

Mr. Alok Kumar (Director)

**04.06.2026**

**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 **28.11.2023** passed by Adjudicating Officer, RERA, Bihar in **RERA/AO/17/2023** (Arising out of RERA/181/2023) and to pay Rs. 5,00,000/- against compensation and Rs. 50,000/- against litigation cost, totaling to Rs. 5,50,000/- to the executant / complainant, whereon Shri Mukesh Kumar, learned counsel on behalf of executant without Vakalatnama is present and 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 pay the aforesaid compensation and litigation amount to the executant due to financial constraints.

2. It is observed that neither the respondents have complied the order dated **28.11.2023** passed in the above case by the Adjudicating Officer, RERA, Bihar 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 Adjudicating Officer, RERA, Bihar has directed the respondent company through its Director to pay the compensation and litigation cost of Rs. 5,50,000/- 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 the said amount 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 compensation amount and litigation amount of Rs. 5,50,000/- 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 Rs. 5,50,000/- as per the order dated **28.11.2023** passed by the Adjudicating Officer, RERA, Bihar 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 payment of Rs. 5,50,000/- is made to the Executant.

**Sd/-**  
**( Ved Prakash )**  
Special Presiding Officer  
04.06.2026