REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/Exe No -14/2026
RERA/CC/545/2024

Abhinit Kumar Sunny .... Executant/Complainant

Vs

M/s Parshuram Construction Pvt. Ltd. ... Respondent

PROJECT: SIRNEEL MANSION

Present: For Complainant: Mr. Ishtiyaque Hussain, Advocate
For Respondents: None

17.06.2026 **ORDER**

1. Hearing taken up. Learned counsel Mr. Ishtiyaque Hussain appears on behalf of the complainant. Nobody appears on behalf of the respondents.

2. Learned counsel for the complainant informs that he is agreeable to the matter to be referred to the Certificate Officer for initiation of recovery proceeding as per Section 4/5 of the Bihar and Orissa Public Demand Recovery Act, 1914 read with Section 40(1) of the RERA Act, 2016, read with Rule 25 of the Bihar Real Estate (Regulation and Development) Rules, 2017.

3. This execution case has been filed for compliance of the order dated 27.08.2025 passed in RERA/CC/545/2024, in which the Authority had directed the respondent company and its directors to refund the principal amount of Rs.4,01,000/- to the complainant/executant along with an interest at 2% above marginal cost of fund-based lending rate (MCLR) of the State Bank of India (as applicable) on the date on which the amount becomes due till the date of payment, within sixty days of issuance of order and respondent has failed to comply the directions of the Authority till date.

4. The complainant has on several occasions reiterated his request for the execution of the order dated 27.08.2025 passed in RERA/CC/545/2024.

5. Perused the record. The respondent has failed to file any reply or appear before the Authority despite several opportunities.

6. 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.

7. The Authority directs that in order to recover the amount mentioned in the order dated 27.08.2025 passed in RERA/CC/545/2024, 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.

8. A copy of the order be sent to the Collector, Patna, for recovery of the aforesaid amount.

Accordingly, this matter stands disposed of.

Sd/-
(Vivek Kumar Singh)
Chairman