



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/Exe/118/2024

RERA/CC/563/2022

Md. Sagir Alam

.... Executant/Complainant

Vs

M/s Aroma Developers Pvt. Ltd.

.... Respondent

Project: **ARYAVART GREEN**

Present: For Complainant: Ms. Kriti Suman, Adv.

For Respondent: Mr. Ravi Shankar, Adv.

17-10-2025

O R D E R

1. Hearing taken up. Learned counsel Ms. Kriti Suman appears on behalf of the complainant. Learned counsel Mr. Ravi Shankar appears on behalf of the respondent.
2. This execution case has been filed for compliance of the order dated 11.01.2024 passed in RERA/CC/563/2022, in which the Authority had directed the respondent company and its Directors to refund the principal amount of Rs.35,05,500/- 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.
3. Perused the record. Learned counsel for the respondents submits that the entire principal amount has been refunded to the complainant, as ordered in the Complaint case. Learned counsel for the complainant agrees to the same but prays for interest on the principal amount.
4. Considering the fact, that the entire principal amount has been refunded to the complainant and inconsonance with the principle of expeditious justice, the Authority is compelled to pass an order for the recovery of the interest amount, as the respondent cannot be allowed to prolong the matter indefinitely.
5. The Authority directs that in order to recover the interest amount as directed in the order dated 11.01.2024, 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