



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/Exe./260/2022

RERA/CC/573/2021

Nidhi Gupta W/o Ajay Kumar

.... Executant/Complainant

Vs

M/s Anand Buildcon Pvt. Ltd.

....

Respondent

Project: **ANAND VIHAR COMPLEX**

Present: For Complainant: Mr. Digvijay Kr. Ojha, Advocate

For Respondents: Mr. Jai Ram Singh, Advocate

17.10.2025

ORDER

1. Hearing taken up. Learned counsel Mr. Digvijay Kr. Ojha appears on behalf of the complainant. Learned counsel Mr. Jai Ram Singh appears on behalf of the respondents.
2. The execution proceeding has emanated out of the order dated 22.04.2022 passed in RERA/CC/573/2021. The Authority in its order had categorically directed the respondent-company and its Directors to hand over the possession of parking space no.3 to the complainant within 15 days. It was further ordered that in case of default, they would be liable to pay Rs.1000/- for each day of default. Thereafter the matter was heard in RERA/Exe/260/2022 and the site inspection was done by the RERA Wing on 12.04.2024 to check whether the parking number has been renumbered or not. At the time of site visit, both the parties were present. The Technical Wing of the RERA found that parking number was renumbered.
3. Subsequently on 10.05.2024, the Senior Legal Consultant had directed the respondents to comply with the order of the Hon'ble Chairman on the next date, otherwise the complainant shall be at liberty to file an FIR against the respondent-company and recovery certificate for recovery of Rs.1000/- per day for default shall be issued.

4. In the interregnum, an interlocutory petition was filed by the intervener which was rejected on 07.08.2025 as he had no *locus standi* in the matter at the stage of execution.
5. From perusal of the record and after hearing the submissions of the parties, it is apparent that the respondents have not complied with the direction given in the complaint petition on 22.04.2022 or thereafter in the execution proceeding on 10.05.2024 which was heard after site visit by the Technical Wing of RERA.
6. In the given circumstances, the Authority is left with no option but to give liberty to the complainant to file an FIR if so they desire, as directed on 10.05.2024. As the order also entailed recovery of Rs.1000/- for each day of default then taking liberal view of the matter, the Authority directs to calculate the date for computation of this recovery from 10.05.2024 and send the same for recovery under the provisions of the Bihar and Orissa Public Demand Recovery Act.

With the above direction, the matter is disposed of.

Sd/-

(Vivek Kumar Singh)

Chairman