



## **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

RERA/Exe/156/2025

RERA/CC/438/2024

Dr. Mani Bhushan

.... Executant/Complainant

Vs

M/s Ashirvad Engicon Pvt. Ltd.

....Respondent

Project: **I.O.B. GALAXY**

Present: For Complainant: Mr. Pankaj Prakash, Adv.

For Respondent : Mr. Ishtiyaque Hussain, Adv.

**24.06.2026**

### **ORDER**

1. Hearing taken up. Learned counsel Mr. Pankaj Prakash appears on behalf of the complainant. Learned counsel Mr. Ishtiyaque Hussain appears on behalf of the respondent.
2. This execution case has been filed for compliance of the order dated 16.04.2025 passed in RERA/CC/438/2024 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.
3. Learned counsel for the respondent informs that the entire principal amount has been refunded to the complainant. This fact is accepted by the learned counsel for the complainant.
4. It is evident that as per order dated 16.04.2025 passed in the original Complaint Case an amount of Rs.4,01,000.00 was to be refunded back by the respondent to the complainant. As per the records of the case, the same amount has been refunded back by the respondent. Yet, there exists conflict regarding the interest on principal amount which ought to be adjudicated under PDR Act.
5. Hence, for 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.

6. The Authority directs that in order to recover the interest on principal amount mentioned in the order dated 16.04.2025, 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.
7. 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