

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

Exe. Case No. 333/2024
RERA/CC/653/2022

Pramod Kumar Singh

....Executant(s)

Vs

M/s DDL Infratech Pvt. Ltd.

....Respondent

PROJECT- Agrani Woods

For the complainant:

Mr. Amit Singh (Adv.)

For the respondent :

Mr. Rabindra Kumar (Adv.)

12.05.2026

O R D E R

Learned counsel on behalf of both the parties are present.

2. Learned counsel for respondent by filing a certificate dated 11.05.2026 submits that the respondent has filed a writ before the Hon'ble High Court against the order dated 13.01.2026 passed by this bench and order dated 06.05.2024/14.05.2024 passed by Hon'ble Member, Shri S.D. Jha in RERA/CC/653/2022. Hence, in the light of the writ, the proceedings of the present case has to be stayed and coercive action against the respondent may not be taken till the hearing of the Hon'ble High Court as the token no in the CWJC 10835/2026 has already been issued by the Hon'ble High Court.

3. Learned counsel for executant vehemently opposes the submission and submits that the respondent promoter has a huge principal amount Rs. 30,00,000/- out of total consideration Rs. 40,00,000/- for area 24000 sq. ft and now on one or the other pretext, he is taking regular adjournment without stay order from any Higher Court. He further submits that the respondent has to be directed to deliver possession of land otherwise a penalty may be imposed and the present case has to be disposed of.

4. submissions advanced on behalf of both the parties and on going through the record, it appears that on 06.05.2024/14.05.2024, the Hon'ble Member, Shri S.D. Jha in RERA/CC/653/2022 has directed the respondent to deliver possession of plot no. B 01, having area 24000 sq. ft and has further directed the complainant to pay the remaining amount to the respondent as the complainant has paid only Rs. 30,00,000/- out of total consideration Rs. 40,00,000/-. It further appears that after passing of the said order by Hon'ble Member, more than two years have elapsed, but till date, neither the respondent has made delivery of possession of land nor he has produced stay order from any higher court and he has been taking

regular adjournment on one pretext or the other. He further submits that the certificate issued by any advocate should not be taken as stay unless and until the order of stay passed by Hon'ble High Court is produced by the respondent.

5. On 13.01.2026 again the respondent was directed by this bench while rejecting the maintainability petition to comply the order passed by Hon'ble Member, but he did nothing. Hence, in the above facts and circumstances of the case, the bench has no option but to impose penalty under section 63 of RERA Act, 2016 for non-compliance of the order passed by the Hon'ble Authority. Accordingly, a penalty of Rs. 3000/- per day is imposed against the respondent under section 63 of RERA Act, 2016 for non-compliance of order passed by the Hon'ble Authority till the compliance of order or the delivery of possession of land/plot to the executant.

In the light of above observations/directions, the present execution case is disposed of.

Sd/-
(Ved Prakash)
Special Presiding Officer