



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/Exe./14/2024

RERA/CC/535/2019

RERA/AO/129/2019

Smt. Rina Singh

.... Complainant

Vs

M/s Silverpoint Engicon Pvt. Ltd.

....Respondent

Project: **SACHIDA APARTMENT**

Present: For Complainant: Ishtiyaque Hussain, Adv.

For Respondent: Absent

29/08/2025

ORDER

1. Hearing taken up. Learned Counsel Mr. Ishtiyaque Hussain appears on behalf of the complainant. The respondent is absent.
2. Perused the record. The Authority observes that the respondents have become absconder now and are not appearing in this case and the complainant prays to transfer the matter under PDR Act, 1914.
3. This execution case has been filed for compliance of the order dated 20.12.2022/22.12.2022 passed in RERA/CC/535/2019 RERA/AO/129/2019, in which the Authority had directed the respondent company and its directors to refund the principal amount of Rs.52.50 lakhs to the complainant/executant along with an interest calculated at the rate of marginal cost of fund-based lending rate (MCLR) of the State Bank of India (as applicable) for three years plus five percent 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 Authority observes that despite knowledge of the order in the said complaint case, the respondent has not complied with

the order. 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.

5. The Authority directs that in order to recover the amount mentioned in the order dated 20.12.2022/22.12.2022, 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