

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

Exe. Case No. 83/2025
RERA/CC/524/2023
RERA/AO/67/2023

Shabnam Mishra

....Executant(s)/Complainant(s)

Vs

M/s Agrani Homes Real Marketing Pvt. Ltd.

....Respondent

PROJECT- P.G. Town

For the complainant:

In Person

For the respondent :

Mr. Alok Kumar (Director)

09.07.2026

O R D E R

On order of the Authority, notices were issued to both the parties for appearance in the present execution case and with direction to the respondent to comply with the order dated **25.04.2024** passed by Shri A.K. Tiwari, the Hon'ble Adjudicating Officer, RERA, Bihar in **RERA/CC/524/2023/RERA/AO/67/2023** and to pay **Rs. 7,00,000/-** by way of compensation plus Rs. 50,000/- towards legal expenses to the executant / complainant, whereon the executant is physically present, but Shri Alok Kumar, the Director of respondent company appears through video conferencing. On query, the Director of the respondent company submits that they are not in a position to refund the principal amount to the executant due to financial constraints.

2. It is observed that neither the respondents have complied with the order dated **25.04.2024** passed in the above case by the A.O., RERA Bihar nor are they showing any interest to do so. In such view of the matter, the executant cannot be left to suffer for an indefinite period as the court has to do justice equally to both the parties.

3. Since the Hon'ble A.O. RERA, Bihar has directed the respondent company through its Director to pay the compensation amount plus amount incurred on legal expenses as aforesaid, the Bench observes that it is the responsibility of the Directors of the respondent company to arrange the necessary resources to make payment of the said amount to the executant.

4. Therefore, in the light of section 40 (1) of RERA Act, read with Rule 25 of Bihar RERA Rules, 2017, the compensation amount (Rs. 7,00,000/-plus amount of Rs. 50,000/- incurred on legal expenses has to be recovered from the respondent and the same has to be paid to the executant. Accordingly, the recovery certificate with a copy to the executant under section 4/5 of Bihar and Orissa Public Demands Recovery Act, 1914 be issued and sent to the Collector, Patna for recovery of compensation amount plus amount incurred on legal expenses i.e. **Rs. 7,50,000/-**, as per the order dated **25.04.2024** passed by Hon'ble A.O of the Authority in the above case. The Collector, Patna is requested to inform the Authority as to the continuous process of action taken from time to time and finally after the payment of the said amount is made to the Executant.

Sd/-
(Ved Prakash)
Special Presiding Officer
09.07.2026