

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

Exe. Case No. 20/2025
RERA/CC/94/2023

Anushri Barman

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

Vs

M/s Swans Green Buildwell Pvt. Ltd.

....Respondent

PROJECT- Eco Village

For the complainant:

Mr. Ashutosh Kumar (Husband)

For the respondent :

None

20.01.2026

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 **22.07.2024** passed by Smt. Nupur Banerjee, the Hon'ble Member of the Authority, RERA, Bihar in **RERA/CC/94/2023** and to pay the interest on total principal amount of **Rs. 3,00,000/-** to the executant / complainant, whereon Shri Mr. Ashutosh Kumar, the husband of executant is physically present, but none is present on behalf of respondent. It is important to mention that the respondent has made the refund of total principal amount without any interest.

2. It is observed that neither the respondents have complied the order dated **22.07.2024** passed in the above case by the Hon'ble Member of the Authority nor are they showing any interest to do so. In such view of the matter, the executant cannot be left to suffer for indefinite period as the court has to do justice equally to both the parties.

3. Since the executant has requested for payment of interest on the total principal, the Bench observes that it is the responsibility of the Directors of the respondent company to arrange the necessary resources to process the payment of interest on principal 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 above amount along with the accrued interest 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 interest accrued on the total principal amount as per the order dated **22.07.2024** passed by Hon'ble Member of the Authority in the above case. The Collector, Patna is requested to inform the Authority about the continuous process of action taken from time to time and finally after the payment of interest is made to the Executant.

Sd/-
(Ved Prakash)
Special Presiding Officer
20.01.2026