

# **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Full Bench of Mr. Vivek Kumar Singh, Chairman, Mrs. Nupur Banerjee, Member & Mr. S.D. Jha, Member.**

**RERA/Exe./486/2023**

**RERA/CC/1142/2021**

**Roji Devi**

**....Complainant/ Executant**

**Vs**

**M/s Agrani Homes Pvt. Ltd.**

**...Respondent**

**Project: IOB Nagar “ Block-M”**

**Present: For the Executant: In person**

**For the Respondent: None.**

**12/06/2024**

## **ORDER**

Hearing taken up. The executant appears in person. No one appears for the respondent.

The executant has filed the present execution case for compliance with the order dated 08.11.2022 passed in RERA/CC/1142/2021, in which the Authority directed the respondent company and its Directors to refund the principal amount of Rs. 17 lakh to the complainant/executant along with interest at the marginal cost of fund-based lending rate (MCLR) of the State Bank of India as applicable for three years from the date of booking until the date of refund, within sixty days of issuance of the order.

The executant submits that she has not received any amount to date and is in urgent need of money; therefore, a direction may be issued for compliance with the aforesaid order.

The Authority observes that, despite knowledge of the order in the said complaint case, the respondent has neither complied with the order, nor filed any reply, nor appeared in the case. Hence, for equity and justice, the Authority is compelled to pass an order for recovery of the said amount, as the respondent cannot be allowed to prolong the matter indefinitely.

Therefore, The Authority directs a Public Demand Recovery be issued under Section 40(1) of the RERA Act, 2016, read with Rule 25 of the Bihar Estate (Regulation and Development) Rules, 2017, and read with Section 4/5 of the Bihar and Orissa Public Demand Recovery Act, 1914, and send a copy to the Collector, Patna for recovery of the aforesaid amount along with interest as

ordered by the Full Bench for the period of default of payment until the date of payment is made.

Accordingly, this matter stands disposed of.

Sd/-  
S.D. Jha  
Member

Sd/-  
Nupur Banerjee  
Member

Sd/-  
Vivek Kumar Singh  
Chairman