

**REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SPECIAL PRESIDING OFFICER**

Exe. Case No. 258/2024

RERA/CC/194/2020

RERA/AO/28/2022

Saroj Kumar Singh Complainant/ Executant

Vs

M/s Kanishka Buildcon Pvt. Ltd.Respondent

Project: Vidyanand Maheshwari Complex, Block-D

For the executant/s :Shri. Mukesh Kumar, Adv.

For the Respondent/s :Shri Sumit Kumar, Adv.

23/09/2025

ORDER

Heard Shri Mukesh Kumar, learned counsel for the Executant and Shri Sumit Kumar, learned counsel for the respondent.

It appears that the learned Adjudicating Officer in his order dated 04.12.2023 in RERA/CC/194/2022, RERA/AO/28/2022 has held that the Director of Respondent- company will pay Rs. 4,00,000/- (Rs. Four lacs) as compensation and Rs. 30,000/- (Rs. Thirty thousand) as legal expenditure i.e. total Rs. 4,30,000/- (Rs. Four lacs thirty thousand) to the complainant within two months, but the respondent has not obeyed the said order till date.

Considering the said facts and circumstances, it is directed that in order to recover the amount mentioned in the order dated 04.12.2023, 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 & Development) Rules, 2017 and under Section 4/5 of the Bihar and Orissa Public Demand Recovery Act, 1914. A copy of this

order be sent to the Collector, Patna for recovery of the aforesaid amount.

With the aforesaid observation/ direction, this case is disposed off.

Sd/-
(Vinod Kumar Tiwari)
Special Presiding Officer
RERA, Bihar