

**REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF ADJUDICATING OFFICER, RERA, Bihar**

Exe. Case No. 309/2024

RERA/CC/1209/2020

Smt. Vinita Kumari Sinha Complainant/ Executant

Vs

M/s Agrani Homes Real Construction Pvt. Ltd.Respondent

Project: POWER GRID NAGAR, Sampatchak

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

For the Respondent/s :None.

15/01/2026

ORDER

Heard Shri Sudhanshu Kumar, learned counsel for the complainant. After several notices and adjournments, none has appeared on behalf of the respondent. Hence, this Bench has no option, but to pass order on the basis of the material available on record.

2. This execution case is filed to initiate appropriate proceeding and for execution of the order/ judgment dated 15.03. 2021, passed in RERA/CC/1209/2020, RERA/AO/338/2020 in favour of Decree holder and/or to pass such other order/ orders as may deem fit and proper.

3. The complainant/ Executant/ decree holder states that the present application is filed for execution of order/ judgment dated 15.03. 2021, passed in RERA/CC/1209/2020, RERA/AO/338/2020 passed by the learned Adjudicating Officer, RERA, Bihar, Patna. Vide order dated 15.03.2021 learned Adjudicating Officer allowed the complaint with direction to the respondent company and its Director Shri Alok Kumar to refund the principal amount of Rs. 4,00,000/- (Four Lakh Rupees Only) to the complainant along with interest calculated at the rate of marginal cost of fund-based lending rates

(MCLR) of State Bank of India as applicable plus two percent from the date of taking payment till the date of refund.

4. In such circumstances, after hearing on behalf of decree holder and perusal of the record, it appears that the order of the learned Adjudicating Officer dated 15.03.2021, passed in RERA /CC/ 1209/2020, RERA/AO/338/2020 in favour of Decree holder is to be executed.

5. So, it is directed that in order to recover the amount mentioned in the order dated 15.03.2021, 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.

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

Sd/-

(Vinod Kumar Tiwari)
Adjudicating Officer
RERA, Bihar