

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR
RERA/EX/64/2025
RERA/CC/1027/2021
RERA/AO/296/2021

Sudhakar Choudhary----- Complainant/ Executant
Vs.
M/S GrihVatika Homes Pvt. Ltd. ----- Respondent

PROJECT: VIP RESIDENCY

08/06/2026

ORDER

Heard Shri Baban Kumar, learned counsel for the complainant/executant, and Shri Rabhi Raj Pujan, learned counsel appearing on behalf of the respondent. Although learned counsel for the respondent has entered appearance, no reply has been filed explaining the reasons for non-compliance with the order dated 14.03.2024 passed in the instant case. In the absence of any response or justification from the respondent, this Bench is left with no option but to proceed and pass appropriate orders on the basis of the materials available on record.

2. This execution case is filed to recover the compensation amount of Rs. 8, 00, 000/- (Rs. EightLakh only) as per order dated 14.03.2024 of the learned Adjudicating Officer, RERA against the judgment- debtor.

3. Perused the case record. After perusal of the record it appears that on 14.03.2024 the learned Adjudicating Officer, RERA has ordered to the respondent to pay Rs. 8,00,000/- as compensation within sixty days from the date of the order. This order has not yet been complied.

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 14.03.2024, passed in RERA/CC/ 1027/2021, RERA/AO/296/2021 in favour of Decree holders is to be executed.

5. So, it is directed that in order to recover the amount mentioned in the order dated 14.03.2024, 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. The complainant/ Executant is also at liberty to file an FIR in concerned Police Station against respondent/ judgment debtor. If it is done so, copy of FIR may be submitted to this Court for information.

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

Sd/-

(Vinod Kumar Tiwari)

Adjudicating Officer
RERA, Bihar