

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

RERA/EX/25/2025

RERA/CC/1363/2020

RERA/AO/399/2020

Shaila Agrawal -----Complainants/ Executant

VS

M/s Nissa Realtors Pvt. Ltd.----- Respondent

PROJECT: GHAR APNA

30/06/2026

ORDER

Heard Shri Puneet Siddhartha, learned counsel appearing for the complainant/executant. Despite repeated notices and several opportunities by way of adjournments, none has entered appearance on behalf of the respondent. Accordingly, this Bench has no option but to proceed with the matter and pass an order on the basis of the material available on record.

2. This execution case is filed to recover the compensation amount of Rs. 30, 00, 000/- (Rs. ThirtyLakh only) and Rs. 1,00,000/- (Rs. One Lakh only) as legal expenditure as per order dated 05.07.2024 of the learned Adjudicating Officer, RERA against the judgment-debtor.

3. Perused the case record. After perusal of the record it appears that on 05.07.2024 the learned Adjudicating Officer, RERA has ordered to the respondent to pay Rs. 30,00,000/- as compensation and Rs. 1,00,000/- as legal expenditure, total Rs. 31,00,000/- 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 05.07.2024, passed in RERA /CC/

1363/2020, RERA/AO/399/2020 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 05.07.2024, 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