

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

RERA/Ex/440/2024
RERA/CC/43/2024
RERA/AO/05/2024

Preeti Kumari **Complainant/Executant(s)**
Vs
M/s Agrani Homes Pvt. Ltd. **Respondent**

Project: IOB NAGAR

Present: For the Complainant: Mr. Rabindra Prasad, Advocate
For the Respondent: None

17.02.2026

ORDER

Hearing taken up. Mr. Rabindra Kumar, learned counsel appears for the complainant. None appears for the respondent.

2. Despite last chance given to the respondent vide order dated 12.01.2026, the respondent has chosen not to appear. Hence, this case is being disposed of on the basis of the material available on record.

3. This execution case arises out of an order dated 01.10.2024, bearing Case No.RERA/CC/43/2024,RERA/AO/05/2024, passed by the then Adjudicating Officer of RERA. The Court in the aforesaid case has directed the respondent-Company and its Director to pay Rs.5,00,000/- (Rupees Five Lakh only) as compensation and Rs.50,000/- (Rupees Fifty Thousand only) towards litigation costs, totalling Rs.5,50,000/- (Rupees Five Lakh Fifty Thousand only) to the complainant within 60 (sixty) days. It was further ordered that if the respondent failed to comply the aforesaid order within the aforesaid period, the complainant is entitled to get enforced the order through the process of the Court.

4. As per the complainant, the respondent has not complied the aforesaid order dated 01.10.2024 of the then learned Adjudicating Officer, RERA, Bihar, Patna.

5. Heard the complainant and perused the case record. After perusal of the record it appears that the then Adjudicating Officer has directed to comply the aforesaid order dated 01.10.2024 within sixty days, but the judgment debtor has not complied it yet.

6. Considering the aforesaid facts and circumstances of case, it is directed that in order to comply the aforesaid order dated 01.10.2024 of the then Adjudicating Officer, RERA, Bihar, Patna, a certificate of Public Demand Recovery be issued under Section 40(1) of the Real Estate (Regulation and Development) Act, 2016 read with Rule 25 of the Bihar Real Estate (Regulation and Development) Rules, 2017 and Section 4/5 of the Bihar & Orissa Public Demands Recovery Act, 1914.

7. A copy of this order be sent to the Collector, Patna for recovery of the aforesaid amount.

8. Accordingly, the case is disposed of.

Sd/-

(Vinod Kumar Tiwari)
Adjudicating Officer
RERA, Bihar