

REAL ESTATE REGULATORY AUTHORITY, BIHAR  
Before the Bench of Mr.Ved Prakash,  
Special Presiding Officer

**Exe. Case No./46/2025**  
**RERA/CC/876/2020**  
**RERA/AO/252/2020**

Mr. Dharmendra Kumar

...Executants(s)

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent (s)

**PROJECT-** Power Grid Nagar

For the Executant :

Mr. Kishore Kunal (Adv.)

For the respondent :

Mr. Alok Kumar (Director)

**08.05.2025**

**ORDER**

On order of the Authority, notices were issued to both the parties for appearance in the present execution case and with direction to the respondent to comply with the order dated **05.03.2021** passed by Shri Ved Prakash, learned Adjudicating Officer (A.O.) of the Authority in **RERA/CC/876/2020/ RERA/AO/252/2020** and to refund the principal amount of **Rs. 4,14,500/-** along with interest @ 9.30% per annum since the date of payment of principal amount till the actual date of refund made to the executant / complainant, with further direction to the respondent to pay the litigation cost of Rs. 15,000/- and compensation to the tune of Rs. 50,000/- to the complainant, whereon Shri Kishore Kunal, learned counsel on behalf of executant is physically present, but Shri Alok Kumar, Director of respondent company is produced by jail authorities of Phulwarisharif jail through video conference. On query, the director expressed his inability to comply the above order of the learned A.O of the Authority.

2. It is observed that neither the respondents have complied with the order dated **05.03.2021** passed in the above case by learned A.O of the Authority nor are they ready to comply. In such view of the matter, the executant cannot be left to suffer for indefinite period as the court has to do justice equally to both the parties.

3. Since the executant has requested for refund with interest, the Bench notes that it is the responsibility of the Directors of the respondent company to arrange the necessary resources to process the refund to the executant.

4. Therefore, in the light of section 40 (1) of RERA Act, read with Rule 25 of Bihar RERA Rules, 2017, the above amount along with the accrued interest has to be recovered from the respondent and the same has to be paid to the executant. Accordingly, the recovery certificate with a copy to the executant under section 4/5 of Bihar and Orissa Public Demands Recovery Act, 1914 be issued and sent to the Collector, Patna for recovery of the above amount of **Rs. 4.14,500/-** along with interest as per the order dated **05.03.2021** passed by learned A.O of the Authority in the above case. The Collector, Patna is requested to inform the Authority about the continuous process of action taken from time to time and finally after the refund amount is made to the Executant and litigation cost and compensation amount is paid to the complainant/executant.

**Sd/-**  
**( Ved Prakash )**  
Special Presiding Officer  
08.05.2025