



REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh,
RERA, Bihar.

RERA/Exe/16/2025

RERA/CC/136/2023

Manju

.... Executant/Complainant

Vs

M/s Grih Vatika Homes Pvt. Ltd.

....Respondent

Project: **VIP BLOCK**

Present: For Complainant: None.

For Respondent : Mr. Abhiraj Pujan, Adv. (along
with Mrs. Khusboo Jha,
Director of the respondent
company).

06.08.2026

ORDER

1. Hearing taken up. Nobody appears on behalf of the complainant. Learned counsel Mr. Abhiraj Pujan (along with Mr. Khusboo Jha, Director of the respondent company) appears on behalf of the respondent company.
2. Learned counsel for the respondent informs that they do not have the account details of payment made by the complainant to them.
3. The respondent Director further informs that as per the record, the name of the person is not on the record.
4. From the perusal of the Complaint Case order, it is apparent that the respondent Director is willing to make payment of refund of the entire amount to the complainant. At his stage, therefore, the order of the Complaint Case cannot be looked into afresh.
5. Hence, for expeditious justice, the Authority is compelled to pass an appropriate order as the matter cannot be allowed to prolong indefinitely.
6. From the perusal of record, it is apparent that this execution case has been filed for compliance of the order dated 12.06.2024 passed in RERA/CC/136/2023, in which the Authority had directed the respondent company and its directors to refund the principal amount of Rs.14,00,000/- to the complainant/executant along with an interest at 2% above marginal cost of fund-based lending rate (MCLR) of the State Bank of India (as applicable) on the date on which the

amount becomes due till the date of payment, within sixty days of issuance of order and respondent has failed to comply the directions of the Authority till date.

7. The Authority directs that in order to recover the amount mentioned in the order dated 12.06.2024, 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 and Development) Rules, 2017, and Section 4/5 of the Bihar and Orissa Public Demand Recovery Act, 1914.
8. A copy of the order be sent to the Collector, Patna, for recovery of the aforesaid amounts.

Accordingly, this matter stands disposed of.

Sd/-

(Vivek Kumar Singh)

Chairman