



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/Exe/465/2024

RERA/CC/878/2021

RERA/AO/272/2021

Vijay Kumar

....Executant/Complainant

Vs

M/s GrihVatika Homes Pvt. Ltd.

....Respondent

Project: **RAM MAHAVIR VATIKA APARTMENT**

Present: For Complainant: Mr. Rananjay Kumar, Adv. (along with the complainant)

For Respondent: Mr. Ankit Kumar, Adv.

10.06.2026

ORDER

1. Hearing taken up. Learned counsel Mr. Rananjay Kumar (along with the complainant) appears on behalf of the complainant. Learned counsel Mr. Ankit Kumar appears on behalf of the respondent.
2. This execution case has been filed for compliance of the order dated 04.10.2023 passed in RERA/CC/878/2021, RERA/AO/272/2021 in which the Authority had directed the respondent company and its directors to refund the principal amount of Rs.3,06,450/- 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.
3. It is evident that as per order dated 04.10.2023 passed in the original Complaint Case an amount of Rs.3,06,450/- was to be refunded back by the respondent to the complainant. As per the records of the case, the same amount has been refunded back by the respondent. Yet, there exists conflict regarding the principal and interest amount, which can be adjudicated under PDR Act.
4. The Authority directs that in order to recover the interest on principal amount mentioned in the order dated 04.10.2023, 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.

5. A copy of the order may be sent to the Collector, Patna, for recovery of the aforesaid amounts.

Accordingly, this matter stands disposed of.

Sd/-

(Vivek Kumar Singh)
Chairman