

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of**

**Hon'ble Member Mr. S.D. Jha, RERA, Bihar,**

RERA/EX./67/2024

RERA/CC/520/2022

Mr. Law Kumar Singh ..... Complainant

Vs.

M/s Super City Builders Pvt. Ltd. ....Respondent

For the complainant: Mr. Ishtiyaque Hussain, Advocate

For the Respondent: Mr. Sharad Shekhar, Advocate

**Project:- Mannat City, Block - L**

**ORDER**

**27.08.2024** Hearing taken up. Mr. Ishtiyaque Hussain, Advocate, appears for the complainant. Mr. Sharad Shekhar, Advocate, appears for the respondent.

Learned counsel for the complainant submits that in spite of the order dated 30.10.2023 passed by the Authority in RERA/CC/520/2022, the respondent has not paid any amount so far.

Learned counsel for the respondent submits that since the one of the Directors of company has died the order dated 30.10.2023 could not be complied with, to which the complainant's counsel submits that still another Director of the company is there.

Perused the record. The respondent has failed to file any reply or appear before the Authority despite several opportunities.

The Authority observes that despite knowledge of the order in the said complaint case, the respondent has neither complied with the order, nor has filed any reply. Hence, for equity and justice, the Authority is compelled to pass an order for the recovery of the said amount, as the respondent cannot be allowed to prolong the matter indefinitely.

The Authority directs that in order to recover the amount mentioned in the order dated 30.10.2023 , 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.

In view of the continued non-compliance of the order of the Authority, a penalty of Rs. 25000/- is being imposed on the respondent by the Authority under Section 63 of the Act, which may be recovered through a certificate along with the aforesaid amount.

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

Accordingly, this matter stands disposed of.

**Sd/-**  
**S.D. Jha,**  
**Member**