

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

RERA/EX/424/2024

RERA/CC/402/2023

RERA/AO/52/2023

KOUSHLENDRA PRASAD ----- Complainant/ Executant

VS

M/S GRIH VATIKA HOMES PVT. LTD.----- Respondent

PROJECT: CORPORATE ENCLAVE

24/03/2026

ORDER

Heard Shri TarunSagar, learned counsel for the complainant and Shri Ankit Kumar, learned counsel for the respondent. No reply has been filed on behalf of the respondent; therefore, this Bench has no option but to proceed to pass an order on the basis of the material available on record.

2. This execution case is filed to recover the compensation amount of Rs. 10, 50, 000/- (Rs. Ten lakhs and fifty thousand only) as per order dated 09.08.2024 of the learned Adjudicating Officer, RERA against the judgment- debtor.

3. Heard both side. Perused the case record. After perusal of the record it appears that on 09.08.2024 the learned Adjudicating Officer, RERA has ordered to the respondent to pay Rs. 10,00,000/- as compensation and Rs. 50,000/- as legal expenditure, total Rs. 10,50,000/- within sixty days from the date of the order. This order has not yet been complied.

4. In such circumstances, after hearing on behalf of decree holder and perusal of the record, it appears that the order of the learned Adjudicating Officer dated 09.08.2024, passed in RERA /CC/ 402/2023, RERA/AO/52/2023 in favour of Decree holder is to be executed.

5. So, it is directed that in order to recover the amount mentioned in the order dated 09.08.2024, 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 & Development) Rules, 2017 and under Section 4/5 of the Bihar and Orissa Public Demand Recovery Act, 1914. A copy of this order be sent to the Collector, Patna for recovery of the aforesaid amount.

6. With the aforesaid observation/ direction, this case is disposed of.

Sd/-

(Vinod Kumar Tiwari)

Adjudicating Officer
RERA, Bihar

**REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR**
RERA/EX/408/2024
RERA/CC/50/2022
RERA/AO/07/2022

Sunil Kumar Ray----- Complainant/ Executant
VS
M/S GRIH VATIKA HOMES PVT. LTD.----- Respondent

PROJECT: URMILA VATIKA

24/03/2026

ORDER

Heard Shri TarunSagar, learned counsel for the complainant and Shri Ankit Kumar, learned counsel for the respondent. No reply has been filed on behalf of the respondent; therefore, this Bench has no option but to proceed to pass an order on the basis of the material available on record.

2. This execution case is filed to recover the compensation amount of Rs. 10, 50, 000/- (Rs. Ten lakhs and fifty thousand only) as per order dated 10.09.2024 of the learned Adjudicating Officer, RERA against the judgment- debtor.

3. Heard both side. Perused the case record. After perusal of the record it appears that on 10.09.2024 the learned Adjudicating Officer, RERA has ordered to the respondent to pay Rs. 10,00,000/- as compensation and Rs. 50,000/- as legal expenditure, total Rs. 10,50,000/- within sixty days from the date of the order. This order has not yet been complied.

4. In such circumstances, after hearing on behalf of decree holder and perusal of the record, it appears that the order of the learned Adjudicating Officer dated 09.08.2024, passed in RERA /CC/ 50/2022, RERA/AO/07/2022 in favour of Decree holder is to be executed.

5. So, it is directed that in order to recover the amount mentioned in the order dated 10.09.2024, 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 & Development) Rules, 2017 and under Section 4/5 of the Bihar and Orissa Public Demand Recovery Act, 1914. A copy of this order be sent to the Collector, Patna for recovery of the aforesaid amount.

6. With the aforesaid observation/ direction, this case is disposed of.

(Vinod Kumar Tiwari)

Adjudicating Officer
RERA, Bihar