



REAL ESTATE REGULATORY AUTHORITY (RERA)
IN THE COURT OF ADJUDICATING OFFICER
4TH & 6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION CAMPUS
HOSPITAL ROAD, SHASTRI NAGAR
PATNA-800023

RERA/Execution Case No.68/2020

RERA/CC/184/2019

RERA/AO/40/2019

Sri Bahadur Choudhary Complainant/Executant
Vs
M/s Agrani Homes Pvt. Ltd. Respondent

Project: I.O.B. NAGAR

ORDER

23/01/2023:

Hearing taken up. Heard the complainant in person, but there is no representation on behalf of the respondent.

The executant has filed this case for execution of the order dated 23.12.2019 passed in Case No. RERA/CC/184/2019/RERA/AO/40/2019 by which this Court has been pleased to allow the complaint case on contest with litigation cost of Rs.11,000/- (Rupees eleven thousand only) against the respondents and the respondents were directed to pay Rs.4,91,600/- (Rupees four lacs ninety-one thousand and six hundred only) as rent of land of the executant till the date of the order i.e. 23.12.2019 to the executant and they were further directed to pay the rent of the land of the executant at the same rate of Rs.5/- per sq.ft. per month since tomorrow i.e. 24.12.2019 till delivery of share of executant in the instant project completed in all respect as per Development Agreement Deed. The respondents were further directed to pay compensation of Rs.50,000/- (Rupees fifty thousand only) to the executant for his mental and physical harassment. The respondents were also directed to comply with the order within 60 (sixty) days, failing which the complainant/executant is entitled to get enforced the order through the process of the court.

Learned counsel for the executant submits that when the respondent did not comply with the aforesaid order within the stipulated period and the exercise of amicable settlement has also failed then the executant has no other option but to file this execution case. He further submits that the respondent is not ready to comply with the order dated 23.12.2019 passed in Case No. RERA/CC/184/2019/RERA/AO/40/2019 and prays to send requisition to the District Magistrate, Patna for recovery under the P.D.R. Act.

Perused the records. From perusal of the record it appears that in spite of knowledge of the above order dated 23.12.2019 neither the respondents have complied with the order nor appeared to reply on the petition of the executant, hence for equity of justice the Bench has no other option but to provide relief to the executant as he cannot be left to suffer for an indefinite period.

Therefore, the execution petition of the executant is allowed and 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 also read with section 4/5 of the Bihar and Orissa Public Demand Recovery Act, 1914 with a copy to the executant and send the same to the District Magistrate, Patna for recovery of the above principal amount along with interest accrued on principal amount as also the litigation cost and compensation against the respondents.

Accordingly, the execution case is disposed of.

Sd/-
(Ambrish Kumar Tiwari)
Adjudicating Officer