

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

**RERA/EX/179/2024
RERA/CC/364/2023
RERA/AO/44/2023**

Rajeev Kumar **Complainant/Executant(s)**

Vs

M/s Ghar Lakshmi Buildcon Pvt. Ltd. **Respondent**

Project: INCOME TAX RESIDENCY

**Present: For the Complainant: In person
For the Respondent: None**

11.12.2025

ORDER

Hearing taken up. Complainant/executant is present in person. None appears for the respondent.

2. This execution case has been filed for execution of the order dated 29.01.2024 passed in RERA/CC/364/2023/RERA/AO/44/2023 by the then Adjudicating Officer, RERA, Bihar, Patna.

3. The complainant has stated that the respondent-Company has been paid Rs.5,25,000/- for booking of the flat by the complainant, but despite the order, the respondent has not paid the amount with interest dated 03.04.2023 wilfully and has been torturing economically, mentally and physically for the last eight-nine years. Hence, considering the loss caused and the time lapsed to the complainant, it is justified that the complainant is to be compensated by being paid Rs.4,00,000/- by the respondent.

4. The respondent never appeared even giving several chances and lastly, the case proceeded *ex parte*. So, it is necessary to pass order on the basis of material available on record.

5. After perusal of the order dated 29.01.2024, it appears that the then learned Adjudicating Officer has passed an order to pay Rs.4,00,000/- (Four lakh) to the complainant as compensation within two months, but it has not been paid by the respondent till date.

6. Considering the aforesaid facts and circumstances of case, it is directed that in order to comply the aforesaid order dated 29.01.2024 of the then Adjudicating Officer, a certificate of Public Demand Recovery be issued under Section 40(1) of the Real Estate (Regulation and Development) Act, 2016 read with Rule 25 of the Bihar Real Estate (Regulation and Development) Rules, 2017 and Section 4/5 of the Bihar & Orissa Public Demands Recovery Act, 1914.

7. A copy of this order be sent to the Collector, Patna for recovery of the aforesaid amount.

8. Accordingly, the case is disposed of.

Sd/-
(Vinod Kumar Tiwari)
Adjudicating Officer
RERA, Bihar