

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

**RERA/EX/287/2024**  
**RERA/CC/228/2023**  
**RERA/AO/22/2023**

**Ashwani Kumar Pandey** ..... **Complainant/Executant(s)**

**Vs**

**M/s Aastik Dream Valley Pvt. Ltd.** ..... **Respondent**

**Project: SAI RAMCHARAN PALACE**

**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 07.05.2024 passed in RERA/EX/287/2024/RERA/CC/228/2023/RERA/AO/22/2023 by the then Adjudicating Officer, RERA, Bihar, Patna, by which the respondent-Company is directed to pay Rs.1,00,000/- (One lakh) as compensation amount to the complainant within two months. The respondent-Company is also directed to identify and ensure the parking space of the complainant's car at the parking space and immediately close (fence) the empty space left for the second lift until the lift is installed, to prevent any accident. As per the complainant, the respondent has not complied the order dated 07.05.2024 of the then learned Adjudicating Officer, RERA, Bihar, Patna.

3. 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.

4. Considering the aforesaid facts and circumstances of case, it is directed that in order to comply the aforesaid order dated 07.05.2024 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.

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

6. Accordingly, the case is disposed of.

Sd/-

**(Vinod Kumar Tiwari)**  
**Adjudicating Officer**  
**RERA, Bihar**