

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

RERA/EX/26/2025
RERA/CC/1287/2020
RERA/AO/356/2020

Rupam Choudhary **Complainant/Executant(s)**

Vs

M/s Nissa Realtors Pvt. Ltd. **Respondent**

Project: GHAR APNA

Present: **For the Complainant: Mr. Punit Kumar, Advocate**
For the Respondent: None

20.05.2026

ORDER

Heard Mr. Punit Kumar, learned counsel appearing for the complainant/executant.

2. Despite several notices and adjournments and even fixing the case today for *ex parte* hearing, none has appeared on behalf of the respondent. Hence, this Bench is left with no option but to proceed to pass order on the basis of material available on record.

3. This execution case has been filed for execution of the order dated 26.04.2024 passed in Case No. RERA/CC/1287/2020, RERA/AO/356/2020, whereby and whereunder the then Adjudicating Officer, RERA, Bihar, Patna has directed the respondent-Company and its Director to pay Rs.20,00,000/- (Twenty Lakh only) as compensation and Rs.50,000/- (Fifty Thousand only) as litigation cost; totalling Rs.20,50,000/- (Twenty Lakh Fifty Thousand only) to the complainant within two months from the date of the aforesaid order. It was further ordered that if the respondent failed to comply the aforesaid order within the aforesaid period, the complainant is entitled to get enforced the order through the process of the Court.

4. Learned counsel for the complainant/executant submits that the said order has not been complied as yet.

5. In such circumstances, after hearing learned counsel appearing on behalf of the decree-holder/executant and on perusal of the record, it appears that the order of the then Adjudicating Officer dated 26.04.2024 passed in Case No. RERA/CC/1287/2020, RERA/AO/356/2020 in favour of the decree-holder is to be executed.

6. So, it is directed that in order to recover the amount mentioned in the order dated 26.04.2024 of the then Adjudicating Officer, RERA, Bihar, Patna, 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. The complainant/executant is also at liberty to file an FIR in the concerned Police Station against the respondent/judgment-debtor. If it is done so, copy of the FIR may be submitted to this Court for information.

8. With the aforesaid observation/directions, this case is disposed of.

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

Sd/-

(Vinod Kumar Tiwari)
Adjudicating Officer
RERA, Bihar