REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

Exe. Case No. 17/2026, 18/2026
RERA/CC/473/2024, 474/2024

Vinay Kumar and Ors, Rinku Kumar ....Executant(s)

Vs

M/s Simhastha Construction Pvt. Ltd. ....Respondent
PROJECT- Majestic City

For the complainant: Mr. Jai Ram Singh (Adv.)
For the respondent : Mr. Avinash Singh (Director)

16.06.2026 **PROCEEDINGS**

Shri Jai Ram Singh, learned counsel on behalf of executant and Shri Avinash Singh, the Director of respondent company are present.

Learned counsel for executant submits that in spite of direction issued by Bench/Authority vide order dated 12.11.2025, the respondent has failed to allot share of flats to the executant. Hence, recovery of penalty may be issued against the respondent.

On the other hand, the Director of respondent company submits that he is ready to deliver share to the landowner executant and further ready to adjust the share of flats falling in the area of 6 decimal as agreed upon and executed through development agreement between both the parties.

Considering submission, the Bench observes that the respondent, in spite of direction has failed to comply the order dated 12.11.2025 passed by this Bench/Authority. Hence, the penalty amount has to be recovered to the respondent promoter.

Accordingly issue recovery certificate under section 40 (1) (2) of RERA Act, 2016, read with Rules 25 and 26 of Bihar RERA Rules, 2017 and section 4/5 of Bihar and Orissa Public Demand Recovery Act, 1914 and send it to the Collector, Patna for recovery of penalty amount @ Rs. 1000/- per day imposed under section 63 of RERA Act, 2016 since 12.01.2026 till the allotment/delivery of share to the executant.

Put up on 21.07.2026 for further hearing.

Sd/-
(Ved Prakash)
Special Presiding Officer