REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer,

Exe. Case No- 33/2025

RERA/CC/508/2022

Ishri Lal **……Executant(s)**

Vs

M/s City Greens Infrastructure Pvt. Ltd. **……Respondent**

PROJECT: GREEN MANOR

For the Complainant: Mr. Punit Kumar, Advocate

For the Respondent: Mr. Sumit Kumar, Advocate

10.08.2026 **PROCEEDING**

Learned Counsel Sri Punit Kumar on behalf of complainant and learned counsel Sri Sumit Kumar on behalf of respondent are present.

2. Learned Counsel for executant submits that in spite of repeated directions, respondent is not taking care to comply the order dated 30.08.2023 passed by Hon'ble Member in RERA/CC/508/2022, and respondent has also not paid the penalty amount. Hence, physical appearance of the Director of respondent company and a recovery certificate may be issued for recovery of penalty amount imposed by Hon'ble Member Sri S.D. Jha in RERA/CC/508/2022 @ Rs. 1000/- per day till penalty amount Rs. 10,000/- imposed on 03.07.2023 is deposited. He further submits that the respondent

has no honour to the Bench/Authority; otherwise, he would have complied the order passed by the Hon'ble Member.

3. Learned Counsel for respondent opposed the submissions and submits that the respondent will comply the order passed by the Hon'ble Member.
4. Considering the submissions and going through the record, it appears that Hon'ble Member has passed the above order on 30.08.2023 and directed the respondent promoter to get 50% share of the complainant finished and handed over along with car parking space with all amenities as per development agreement dated 11.07.2016 within two months from the date of order.
5. The Hon'ble Member has further directed in the same order dated 30.08.2023 to the respondent to deposit penalty amount Rs. 10,000/-, and the respondent did not comply the said order and deposited the penalty amount. Later on, the Hon'ble Member having no option but pass order to impose penalty of Rs. 1000/- per day till penalty amount Rs. 10,000/- is deposited. Presently, the respondent has neither deposited the penalty amount nor complied the order passed by the Hon'ble Member. Hence, issue recovery certificate under Section 40 sub-clause (1) to RERA Act, 2016 read with Rule 25 Bihar RERA Rules, 2017.
6. Secondly, the Director of respondent company Mr. Praveen Kumar Singh and Saurabh Kumar are directed to remain physically present before the Bench/Authority in case of non-compliance of the order passed by the Hon'ble Member.

   Put up on 08.09.2026 for further hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer