

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

**Exe. Case No. 301/2024**  
**RERA/CC/482/2023**  
**RERA/AO/63/2023**

Satish Kumar Sinha

....Complainant(s)

Vs

M/s Agrani Homes Pvt. Ltd.

....Respondent

PROJECT- Agrani Impulse Enclave

For the complainant:

In Person

For the respondent :

Mr. Alok Kumar (Director)

**03.07.2025**

**PROCEEDINGS**

On the order of the Hon'ble Authority, notices were issued against both parties for their appearance as well as with direction to respondent to comply with the order passed by the Adjudicating Officer in the above named complaint case, whereon the executant is physically present, but Shri Alok Kumar, Director of the respondent company is produced by jail authorities of Phulwarishariff jail through video conferencing.

2. The executant submits that on 31.05.2024, the learned Adjudicating Officer (A.O.) has passed order in RERA/CC/482/2023/RERA/AO/63/2023 and directed the respondent promoter to pay compensation amount of Rs. 18,00,000/- to the executant within 60 days of the order, but the respondent has not yet paid him. Hence, he has filed the present execution case against him.

3. Considering the submissions as well as on going through the record, it appears that the present case is related to payment of compensation by the respondent to the executant. It further appears that the said order has been passed by learned Adjudicating Officer under section 71 of RERA Act, read with Rule 37 of Bihar RERA Rules, 2017 for compensation and as per section 40 of RERA Act, the Adjudicating Officer is also the forum/bench to deal with compensation matter and in case of non-payment of compensation, he has been authorized to recover the said amount under the same provisions of section 40 of RERA Act, read with rule 25, 26 of Bihar RERA Rules.

4. The Hon'ble Supreme Court in M/s New Tech Promoters and Developers Pvt. Ltd vs. State of U.P has also emphasized that the Authority and Adjudicating Officer have been authorized separately to hear and dispose of the cases as well as enforce the implementation of the same.

Hence, the order in the present case has since been passed by learned Adjudicating Officer, the Authority has no jurisdiction to execute the same and the Adjudicating Officer himself will execute the same as and when the bench of the Adjudicating Officer is available.

Accordingly, the present case is returned to the Bench of Adjudicating Officer for its execution and disposal.

**Sd/-**  
**( Ved Prakash )**  
Special Presiding Officer