REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh,
RERA, Bihar.

RERA/Exe/463/2023
RERA/CC/503/2021

Shobha Singh .... Executant/Complainant

Vs

M/s Kazari Infratech Pvt. Ltd. ....Respondent

Project: **KAZARI GREENS**

Present: For Complainant: Mr. Atul Kumar Pandey, Advocate

For Respondent: None

11.09.2025 **ORDER**

1. Hearing taken up. Learned counsel Mr. Atul Kumar Pandey appears on behalf of the complainant. Respondents are absent.

2. Learned counsel for the complainant informs that the entire principal amount of Rs. 15.96 lakhs has been refunded to the complainant.

3. Perused the record. The matter arises out of the Order passed in complaint case on 18.09.2023. The Authority is not inclined to delay the matter further particularly, as the respondents have refunded the principal amount.
4. This execution case has been filed for compliance of the order dated 18.09.2023 passed in RERA/CC/503/2021, in which the Authority had directed the respondent company and its directors to refund the principal amount of Rs. 15.96 lakhs to the complainant/executant along with an interest at 2% above marginal cost of fund-based lending rate (MCLR) of the State Bank of India (as applicable) on the date on which the amount becomes due till the date of payment, within sixty days of issuance of order.
5. It is evident from the facts and circumstances of the case that the principal amount has already been refunded to the complainant. Hence, for expeditious justice, the Authority is

passes an order for the recovery of the interest amount, as the respondent cannot be allowed to prolong the matter indefinitely.

6. The Authority directs that in order to recover the remaining interest amount, a certificate of Public Demand Recovery be issued under Section 40(1) of the RERA Act, 2016, read with Rule 25 of the Bihar Real Estate (Regulation and Development) Rules, 2017, and Section 4/5 of the Bihar and Orissa Public Demand Recovery Act, 1914.
7. A copy of the order be sent to the Collector, Patna, for recovery of the aforesaid amounts.

Accordingly, this matter stands disposed of.

Sd/-
(Vivek Kumar Singh)
Chairman