**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Inquiry Commissioner Shri Sanjaya Kumar Singh, RERA, Bihar**

**RERA/CC/37/2026**

**Rakesh ……..Complainant**

**Vs**

**M/s Vastu Vihar Pvt. Ltd. ……..Respondent**

**Project: VASTU VIHAR**

**Appearance:**

**For the Complainant: Ms. Kriti Suman, Advocate**
**For the Respondent: Mr. Hemant Kumar, Advocate**

**27.10.2026** **PROCEEDING**

Hearing taken up. Mr. Hemant Kumar, learned counsel appears for the respondent. Learned Counsel Ms. Kriti Suman appears for the complainant and submits that she has made a request on behalf of the complainant for changing the name of respondent as M/s Technoculture Building Centre Pvt. Ltd.

Considering the request of the complainant, who has filed a written request regarding the same, the Bench directs Compliance Wing to change the name of the respondent from Vastu Vihar to M/s Technoculture Building Centre Pvt.Ltd.

Learned counsel for the complainant submits that she has already forwarded the complaint petition in soft copy to learned counsel Shri Dheeraj Kumar, but that has not been given to the appearing Counsel Mr. Hemant Kumar. She further submits that the matter pertains to possession of the flat for which payment has been made.

Learned counsel for the complainant submits that the complainant has already paid Rs.10.00 lakh, but the respondent has failed to deliver the possession and did not raise any further demand against the complainant. However, when the

complainant came to know of the fact that the said Duplex Flat which was booked by him along with land was sold to some other person, he raised a concern before the respondent. Thereafter the respondent-Company acknowledged his concern and re-registered the booking of the complainant, acknowledging the receipt of the amount paid by him. But till date the respondent has failed to issue any further demand note to the complainant, following which the complainant has not paid any money after that. However, the complainant is willing to pay the entire due amount on receipt of the demand note from the respondent, but the ultimate demand of the complainant is to get the possession of the Duplex Flat booked by him.Learned counsel for the respondent submits that he will get it examined at the end of the respondent and will certainly come out with a positive solution.

The Bench directs both the complainant and the respondent to sit together and mutually settle the issue as to what is the actual demand pertaining to the booking of the flat, after which the respondent shall make a demand note to the complainant. The complainant after receiving demand note shall pay the due amount within the time stipulated by the respondent and accordingly the respondent will make all possible measures for handing over the possession of the Duplex Flat in due course of time.

It is expected that both the respondent and the complainant shall submit a compliance report with reference to the directions given herein above.

Put up on 23.12.2026 for further hearing.

Sd/-

**(Sanjaya Kumar Singh)**
**Inquiry Commissioner,**
**RERA, Bihar**