REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/109/2025

Priyanka Kumari ……Complainant

Vs

Technoculture Building Centre Pvt. Ltd. ……Respondent

Project: Vastu Vihar Ph-8 (Bela)

Present: For Complainant: None
For Respondent: Mr. Hemant Kumar, Advocate

29/10/2026 **PROCEEDING**

Hearing taken up. The complainant is absent. Mr. Hemant Kumar, learned counsel for the respondent is present.

Learned counsel for the respondent submits that the demand of the complainant in her complaint petition though pertains to completion of the project and handing over of the possession of the booked flat but the fact of the case is that the total consideration amount of the flat booked by the complainant, which is a Duplex flat with nomenclature YSE-17 in Phase-8 is Rs.33.50 lakh. He submits that since the complainant despite time being given to her could not make the full payment of the consideration amount and the payment made by her was approximately 40% of the total consideration amount. Hence, it was not possible for the respondent to handover the said flat to her. Learned counsel for the respondent further submits that the said booked flat has already been sold to another person (3rd party). In such circumstances, the respondent was compelled to cancel the said booking and the only option left at present is to refund the entire amount to the complainant.

The complainant is absent and hence, her point of view could not be registered.

On hearing the submission the Bench observes that the complainant on one hand has asked for possession of the flat and on the other hand, the said booked flat has been sold by the respondent. In such a case, the complainant is directed to be present before this Bench and explain the facts of the case and also submit before this Bench whether she wishes to get refund of the entire amount or she still persists with her demand as contained in the complaint petition regarding getting the possession of the booked flat.

Put up this case on 06.01.2027 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar