

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar**

RERA/CC/515/2024

Rajeev Kumar

.....Complainant

Vs

M/s Technoculture Building Centre Pvt. Ltd.

.....Respondent

Project: Vastu Vihar Hajipur Phase-01, Extension-01

Present: For Complainant: Mr. Bishwas Vijeta, Advocate

For Respondent: Mr. Deeraaj Kumar Roy, Advocate

20/05/2026

ORDER

Hearing taken up. Mr. Bishwas Vijeta, learned counsel for the complainant is present. Mr. Deeraaj Kumar Roy, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that both the respondent and the complainant have entered into a mutual agreement and the settlement on the basis of written agreement dated 13.03.2026, wherein the respondent has agreed to refund the principal amount of Rs.6,72,250/- along with simple interest @ 6% calculated as on 13.03.2026. The interest amount as has been calculated comes to Rs.4,14,734/-.

Perused the agreement submitted by both the parties. On perusal of the same, this Bench observes that the statement of the parties concerned is correct and it has been mentioned that the entire interest will be paid after TDS deduction as per the Income Tax Rules for which both the parties are in agreement. Accordingly, the balance gross payable amount comes to Rs.10,45,511/- out of which Rs.5.25 lakh has been paid to the complainant as reported by both the parties. Both the respondent and the complainant are agreeing to close this case with a direction from this Bench regarding payment of the remaining amount within a fixed time frame.

On perusal of the record of this case and hearing the submissions of both the parties, this Bench observes that on the basis of mutual settlement between the parties and as per the compromise petition signed jointly by both the parties, about 50% of the gross amount of Rs.10.45,511/- is left to be paid and the actual amount which remains to be paid is Rs.5,20,511/-. This Bench directs the respondent to pay the remaining amount of Rs.5,20,511/- to the complainant within a period of 60 days from today.

With the above direction, this case is, accordingly, disposed of.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar