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

RERA/CC/515/2023

Sanjan Kumari ….Complainant(s)

Vs

M/s Technoculture Building Centre Pvt. Ltd. ….Respondent
PROJECT- Vastu Vihar, Phase-2 (Muzaffarpur)

For the complainant: None
For the respondent : Mr. Hemant Kumar (Adv.)

28.11.2025 **O R D E R**

The complainant is absent, but Shri Hemant Kumar, learned counsel on behalf of respondent is present.

2. Heard and perused the record.

3. Learned counsel for respondent by filing a petition along with Annexure -1, a photo copy of joint compromise petition executed between Sanjan Kumari, complainant and the respondent promoter submits that Smt. Sanjan Kumari has filed the present complainant case seeking relief for delivery of possession of Duplex Bungalow (Godwari, GD -21 Bungalow, having Khata no. 142, plot no. 635 and Thana No 303) allotted to her by the respondent promoter. He further submits that the respondent has already delivered the possession of said Duplex Bungalow to the complainant and after receiving the delivery of possession, the complainant has duly signed the mutually drafted letter cum joint compromise petition with declaration that all grievances against the respondent promoter have been fully resolved and nothing remains pending against the respondent. He further submits that in view of satisfaction of the complainant, including delivery of possession of the Duplex Bungalow to the complainant by the respondent, the present case has to be disposed of.

4. Considering submission as well as going through the record, it appears that though the complainant has not taken pain to appear before the Bench/Authority for moving the complaint case, as previously, her

husband was attending the proceedings till 03.09.2025. However, the complainant has executed a joint compromise petition dated 07.04.2025 with the respondent promoter as the learned counsel for respondent has filed It further appears that though Shri Abhay Kumar, husband of the complainant, as previously not being satisfied, had submitted on 03.09.2025 that the respondent has not constructed the unit as per KYC, but presently, he is not keen to pursue the matter.

5. On the other hand, the learned counsel for respondent has filed a compromise petition dated 07.04.2025 on record, which shows that the complainant has received delivery of possession of GD-21 Bungalow from the respondent promoter and she is not facing any difficulty with respect to the construction of the said Bungalow and further that she is fully satisfied with the construction of the said Bungalow and she has put her signature on the compromise petition without any undue influence. In the above facts and circumstances of the case, it appears that the complainant has mutually resolved the dispute with the respondent promoter and has also got the delivery of possession of Duplex Bungalow Godwari GD-21, having Khata no. 142, plot no. 635, Thana no. 303 and she has no grievances against the respondent. In such view of the matter, there is no need to continue the proceedings of the present case. Accordingly, the present case is disposed of in terms of the petition dated 07.04.2025 attached as Annexure -1, which shall be part of this order

Sd/
(Ved Prakash)
Special Presiding Officer