

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

Exe. Case No. 523/2023
RERA/CC/359/2022

Ranjana Gupta

....Esecutant(s)/Complainant(s)

Vs

M/s Technoculture Building Centre Pvt. Ltd.Respondent
PROJECT- Vastu Vihar, Hajipur

For the complainant:

None

For the respondent :

Mr. Hemant Kumar (Adv.)

14.07.2025

ORDER

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

2. Learned counsel submits that the executant is knowingly and intentionally neither appearing nor executing the cancellation of deed of agreement no. 2382 dated 23.03.2012 executed between Shri Hari Shankar Upadhaya and the executant, Mrs. Ranjana Gupta with respect to the land having area of 775 sq. ft on consideration of Rs. 88,000/- after receiving the remaining principal amount along with interest. Hence, the ex-parte order against the executant may be passed as the respondent has refunded the principal amount of Rs. 11,20,718/- , including interest to the executant.

3. Considering submission as well as going through the record, it appears that the Hon'ble Member, Smt. N. Banerjee on 16/17.10.2023 has issued direction upon the respondent company in RERA/CC/359/2022 to refund the principal amount of Rs. 5,10,000/- to the complainant along with interest @ MCLR of SBI as applicable for three years plus 2% from the date of taking money till the date of refund within 60 days of issue of order. Thereafter, the respondent has refunded Rs. 11,20,718/- through cheque no. 063650 dated 31.05.2024 which finds mentioned in the order dated 03.06.2024 passed by this bench. It further appears that as per petition dated 25.06.2024 filed by the executant before this bench, the respondent is ready to pay the remaining amount along with interest to the executant,

but she is knowingly and intentionally not appearing before the bench and causing harassment to the other side.

4. Hence, the respondent is directed to make payment of remaining principal amount along with accrued interest to the executant and at the same time, the executant/complainant is also directed to cancel the agreement for sale deed no. 2382 dated 23.03.2012 executed between Shri Hari Shankar Upadhaya, s/o Shri Ramesh Upadhaya, P.S – Kankarbagh, District – Patna and executant, Mrs. Ranjana Gupta with respect to area 775 sq. ft in Khata no. 180, Kheshra no. 39, situated at Mauza – Jethui Nizamat, P.S – Hajipur, Sub-Registrar, Sub-division- Munsif, Hajipur, District – Vaishali, Hajipur.

With these observations and direction, the matter is disposed of.

Sd/-
(Ved Prakash)
Special Presiding Officer