



## **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh, RERA,  
Bihar.

RERA/Exe/03/2025

RERA/CC/393/2023

Alok Kumar

.... Executant/Complainant

Vs

M/s Simanchal Infratech Pvt. Ltd.

....Respondent

Project: **JNJ PANORMA SQUARE**

Present: For Complainant: Mr. Kuldeep Thakur, Advocate

For Respondent: Mr. Sharad Shekhar, Advocate

09.04.2025

### **ORDER**

1. Hearing taken up. Learned counsel Mr. Kuldeep Thakur appears on behalf of the complainant. Learned counsel Mr. Sharad Shekhar appears on behalf of the respondent.
2. Both the parties agree that the entire principal amount along with an interest calculated on the basis of MCLR has already been refunded to the complainant.
3. The dispute now is with regard to the rate which interest ought to be paid. While RERA Act provides for MCLR as the basis on which the respondent has already made payment, the order of the Authority Prime Lending Rate PMLR which is the bone of contention between the parties. This forum is not appropriate to adjudicate upon the dispute of rate of interest. The complainant may seek recourse to competent authority which can decide the legality of lending rent with regard to payment of interest.

With this direction, the matter is disposed of.

Sd/-

**(Vivek Kumar Singh)**

Chairman