

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/271/2025**

**Yogmaya Ashok Pintu**

**.....Complainant**

**Vs**

**M/s Technoculture Building Centre Pvt. Ltd.**

**.....Respondent**

**Project: Kailash**

**Present: For Complainant: Mr. Mukesh Kumar, Advocate**

**For Respondent: Mr. Hemant Kumar, Advocate**

**07/01/2026**

**PROCEEDING**

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

Learned counsel for the complainant submits that the complainant had booked Flat No.F-04 in the project named Kailash which was being developed by the respondent concerned. The booking of the flat was done through an unregistered agreement in the year 2016 and the flat was to be handed over in the year 2019. He has made a total payment of Rs.5,33,633/- out of a total consideration amount of Rs.9,59,716/-. He submits that despite having made payment of over 50% of the amount, the flat was not handed over and even the construction of the project is not yet complete. Hence, he requests for refund of the entire amount along with interest as per the provisions of law.

Learned counsel for the respondent submits that the project named Kailash was not mentioned in the complaint petition and hence, an amendment petition is required to be given by the complainant. He also requests for a copy of the complaint to be given to him for filing a detailed reply.

Learned counsel for the complainant is directed to handover a hard copy of the complaint petition to the respondent.

Since the name of the project is now clear to even the respondent as has been mentioned by the complainant during hearing, hence the respondent is directed to furnish a detailed reply as soon as he is in receipt of the hard copy of the complaint. At the same time, the complainant is also directed to file an amendment petition mentioning the exact name of the project.

Put up this case on 12.02.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar