REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/60/2025

Binay Kumar ……Complainant

Vs

M/s Technoculture Building Centre Pvt. Ltd. …..Respondent

Project: Aditi, Block-C, Vastu Vihar

Present: For Complainant: Mr. Prakash Chandra, Advocate
For Respondent: Mr. Hemant Kumar, Advocate

09/07/2026 **PROCEEDING**

Hearing taken up. Mr. Prakash Chandra, 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 as per the direction given by this court he had contacted his client and his client, on being sure that the project will never be handed over to the complainant, has given his consent for accepting the refund of the entire amount along with interest. The only condition of the complainant is that as enshrined in Clause 9 of the Agreement for Sale, which is a registered document, the respondent is required to refund the amount along with interest @ 18% per annum. He, therefore, requests this Bench to issue a direction to the respondent in this regard.

Learned counsel for the respondent submits that he was not prepared for the final hearing today and he was also not aware of the fact that the complainant is going to change his stand and now that the complainant is asking for refund of his paid amount along with interest @ 18%, in such a case, he requests for some time to be given to him to study the agreement for sale and see whether the complainant is entitled for payment of interest as has been asked by him before this Bench during the hearing held today. Time so sought is allowed.

Learned counsel for the complainant is also directed to file a written application regarding his consent for accepting the refund along with interest. At the same time, he is also directed to specifically mention as to why interest @ 18% per annum as demanded by him should be given and not as per the rate of interest as laid in Rule 17 of the Bihar Real Estate (Regulation and Development) Rules, 2017. The complainant is directed to send a soft copy of the rejoinder/ application to the respondent so that he studies the same and files his written reply on the next date of hearing.

It is made clear that the next date of hearing shall be the final date of hearing in this matter after which a final decision shall be taken in this regard.

Put up this case on 05.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar