**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/118/2026**

**Seema Prasad …...Complainant**

**Vs**

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

**Project: Vastu Vihar AIIMS, Project-7**

**Present: For Complainant: Mr. Bipin Kumar, Advocate**
**For Respondent: Mr. Hemant Kumar, Advocate**

**12/08/2026** **PROCEEDING**

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

Learned counsel for the complainant reiterates his earlier statement made during the hearing held on 21.07.2026. He submits that Flat No. 203 had been booked by the complainant in Block No.02 in the impugned project 'Vastu Vihar, AIIMS, Project No.7 lying in Mouza Naharpura, P.S. Janipur, District Patna. He further submits that the complainant has paid a total amount of Rs.5,44,226/- out of a total consideration amount of Rs.5,56,925/- and thus, a paltry sum is remaining which she is always ready to pay but the respondent is not ready to accept it saying that it will be accepted at the time of registration of the said flat. He, therefore, requests for a direction to the respondent to do necessary registration after acceptance of the remaining amount and other requisite fees. Learned counsel for the complainant further submits that he has paid the entire amount as per the agreement for sale but later on the respondent demanded some extra amount for construction of staircase and other amenities and an amount of only Rs.12,699/- is remaining out of an additional amount demanded by the respondent in addition to the disclosed amount in the agreement for sale. However, the complainant has already deposited the additional amount as well and hence, the respondent should be directed to do the necessary registration and accordingly handover the possession of the said flat to the complainant.

Learned counsel for the respondent submits that he is not in receipt of the complaint petition and he requests for a copy of the same to be handed over to him. He, however, admits that in case the payment as submitted by the learned counsel for the complainant has been made, necessary registration/ other formalities shall be completed after due verification from the record and also the complaint petition to be submitted by the complainant.

The Bench observes that already a restriction on the registration/ sale of the impugned flat in favour of any other person except the complainant has been imposed by the Bench vide its order dated 21.07.2026. The complainant is, therefore, directed to handover a hard copy of the complaint petition to the

respondent today. The respondent is also directed to study it immediately and do the necessary formalities regarding registration and handing over of the possession of the said flat and accordingly submit a compliance report on the next date of hearing.

Put up this case on 29.09.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar