REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 182/2022

RERA/CC/687/2019

Bairister Shahi ……Complainant/ Executant

Vs

M/s Raman and Kumar Construction Pvt. Ltd. …..Respondent

Project: Rajaram Palace

Present: For Complainant: Ms. Kriti Suman, Advocate
For Respondent: Mr. Sumit Kumar, Advocate

14/08/2026 **PROCEEDING**

Hearing taken up. Ms. Kriti Suman, learned counsel for the complainant is present. The Director of the respondent company Ms. Pooja Singh along with her learned counsel Mr. Sumit Kumar, is also present.

Learned counsel for the complainant submits that she is in receipt of Rs.1.00 lakh. However, the payment of the same has been delayed by the respondent company. She further submits that the principal amount of Rs.4.50 lakh is still pending for payment.

The Director of the respondent company Ms. Pooja Singh submits that she is ready with a cheque of Rs.4.50 lakh in favour of the complainant and she hands over the same to the learned counsel for the complainant. Learned counsel for the complainant submits that the cheque bears No.000016 dated 25.09.2026 which is a post-dated cheque. The Director of the company further submits that though the cheque is post-dated but she will ensure that before the said date, payment is made in the Bank account of the complainant and she seeks liberty of the court to stop cheque once the payment is made prior to the date as mentioned in the said cheque.

Learned counsel for the complainant agrees to the submission made by the Director of the respondent company. She, however, claims that it is only the principal amount and the respondent still owes interest accrued over the said amount.

Learned counsel for the respondent submits that since the said area lies in the green zone and the project could not be developed for no fault of the respondent, hence requests for relief as far as the payment of interest is concerned.

The Bench observes that as per the provisions of the Act the respondent is liable for payment of interest to the respondent as per the provisions contained in Rule-17 of the Bihar Real Estate (Regulation and Development) Rules, 2017. However, in case of mutual settlement between the respondent and the complainant regarding payment of interest at whatever mutual settled rate, the court will have no objection regarding the same. The Bench directs both the respondent and the complainant to finally file an updated status on the next date of hearing so that the final decision be taken in this regard.

Put up this case on 16.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar