REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner Shri Sanjaya Kumar Singh, RERA, Bihar

RERA/CC/447/2025

Khatiza Khatoon ……..Complainant

Vs

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

Project: ADITI PATNA, PHASE-4

Appearance:

For the Complainant: Mr.Rakesh Roshan Singh, Advocate
For the Respondent: Mr Dheeraj Kumar Roy, Advocate

13.10.2026 **PROCEEDING**

Hearing taken up. Mr. Rakesh Roshan Singh, learned counsel for the complainant is present. Mr. Dheeraj Kumar Roy, learned counsel for the respondent is also present.

Learned counsel for the respondent submits that as per the information given to him by the promoter-Company, since the complainant did not make payment of the entire amount within time and an amount of over Rs.4.00 lakh out of a total consideration amount of Rs.14.40 lakh was left to be paid, the Company took a decision for cancellation of the said booking, vide notice dated 01.08.2023. He submits that he therefore in the present circumstances is left with no option but the refund the paid amount to the complainant.

Learned counsel for the complainant denies the averments made by the respondent. He submits that total booking amount of the unit was only Rs.13.00 lakh and some other amount pertaining to parking space etc. added to the unit cost made the total cost of the unit to be Rs.14.40 lakh, out of which the complainant has already made payment of Rs.13.00 lakh. He submits a detail in writing regarding the payment made. However, it is not corroborated by any valid evidence from the Bank.

Learned counsel for the respondent submits that he will verify the details from his record. However, he is of the opinion that some of the payments, as referred to by the learned counsel for the complainant, has not been credited into the account of the respondent and the respondent is in receipt of only Rs.10,30,000/- till date.

Learned counsel for the complainant is directed to furnish the details of payment either through valid receipt or through Bank statement certified by an Authorized Officer of the Bank. Learned counsel for the respondent is also directed to verify from his record as to what the actual amount which has been paid by the complainant to the respondent-Company. Learned counsel for the complainant requests for a direction to the respondent to hand over the possession of the said flat, wherein he has also expressed his willingness to pay the entire remaining amount along with interest, if any.

The respondent is directed not to create any third party right over the booked flat and in case the said flat has been executed through a valid sale deed in favour of a third party, another flat of similar nature be handed over to the complainant after receiving the entire due amount along with interest, as per the Agreement for Sale.

Meanwhile, in case the sale of the flat has not been finalized, a restriction on the same is hereby imposed with a direction that the sale deed of the booked flat shall be executed only in favour of the complainant and not to any third party, till further orders.

Learned counsel for the respondent requests for a copy of the complaint petition to be handed over to him. Learned counsel for the complainant submits that he shall be sending the entire complaint petition in soft copy to the respondent today itself.

The respondent is directed to furnish the updated status of the booked flat along with the details of payment made to him by the complainant.

Put up on 09.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar