

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar

RERA/CC/59/2024

Nidhi

.....Complainant

Vs

M/s Iyom India Construction Pvt. Ltd.

.....Respondent

Project: Uma Residency

Present: For Complainant: Mr. Kishore Kunal, Advocate
For Respondent: Mr. Hemant Kumar, Advocate

11/11/2025

PROCEEDING

Hearing taken up. Mr. Kishore Kunal, 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 has made a payment of Rs. 26.36 lakh including the price of car which has been sold by him to the respondent and thereby received a credit note for a total amount of Rs.10.51 lakh which is included in the said amount. He further submits that he is prepared with the entire details of payment made to the respondent.

Learned counsel for the respondent submits that the total price of the flat was only Rs.22.00 lakh and therefore, he finds it difficult to accept this fact that a total amount of Rs.26.36 lakh was paid to him. He further submits that a total amount of Rs.6,92,744/- has already been refunded to the complainant.

Learned counsel for the complainant submits that since the car was sold to the respondent as a last means of exchange and before that an amount equivalent to about Rs.15.85 lakh had already been paid to the respondent, therefore, the total amount paid by him (Rs.26.36 lakh) to the respondent exceeded the consideration value of the impugned project (Rs.22.00 lakh).

After hearing both the parties, it appears that the main point of contention is as to how much amount has actually been paid to the respondent by the complainant and vice versa how much amount has actually been refunded by the respondent to the complainant. It needs to be mutually settled between the two after exchange of all relevant documents which they are having with them pertaining to the payment details.

Learned counsel for both the respondent and the complainant are directed to hand over the details regarding payment/ refund amount within a period of seven days from today. They are further directed to study and verify the same and file a supplementary notes of argument on their behalf within a

period of 15 days from today after which a final decision shall be taken in this regard.

Order is reserved.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar