



**REAL ESTATE REGULATORY AUTHORITY (RERA)**  
**IN THE COURT OF ADJUDICATING OFFICER**  
**4<sup>TH</sup> & 6<sup>TH</sup> FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION BUILDING**  
**HOSPITAL ROAD, SHASTRI NAGAR**  
**PATNA-800023**  
**RERA/CC/1540/2020**  
**RERA/AO/509/2020**

Smt. Baby Devi, W/o Sri Satya Narayan Prasad,  
P.W.D. Government Colony, Near A.K. Battery,  
Bihari Mill, Ara (Bhojpur), Bihar-802301 ... Complainant

Versus

1. M/s Star India Construction Pvt. Ltd.
2. The C.M.D., M/s Star India Construction Pvt. Ltd (Designer, Developer, Builder), Adharshila Complex, Beside-R.B.I., South Gandhi Maidan, Patna-800001. ... Respondents

**Present:**

**Sri Ved Prakash**  
**Adjudicating Officer**

Appearance:

For Complainant : In Person

For Respondents : Sri Kaushal Kishore, Advocate

**ORDER**

08-01-2021                      This complaint petition is filed by the complainant, Smt. Baby Devi against the Respondent No.1, M/s Star India Construction Pvt. Ltd. through it's C.M.D., Respondent No.2 u/s 31 read with Section-71 of Real Estate (Regulation and Development) Act, 2016 (hereinafter referred as the "Act, 2016") for refund of her booking amount Rs.51,000/- along

with interest @ 10% per annum, consequent to non-delivery of Duplex allotted to her.

2. The complainant and learned lawyer on behalf of the Respondents appeared through video conferencing. The learned lawyer for the Respondent has filed reply along with *Vakalatnama* and terms and conditions of the Agreement executed between the parties. He has further filed copy of the transferred money Rs.51,000/- in the Bank Account of Smt. Baby Devi. The complainant has also filed her petition through RERA, Bihar E-mail mentioning therein that there is nothing due against the Respondents.

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The Respondent has stated in the reply that the present complaint case is not maintainable and further the Respondents have already credited Rs.51,000/- on 28-12-2020 through NEFT in the P.N.B. Account of the complainant, Smt. Baby Devi. The complainant herself by filing a petition, has admitted that the Respondents have credited Rs.51,000/- in her Bank Account and there is no claim against the Respondents. It shows that whatever the relief sought for by the complainant in her complaint petition has been satisfied by the Respondents and now the complainant is not willing to proceed with this case.



In such circumstances, it is not proper to proceed further in the present case. Therefore, the complaint case filed by Smt. Baby Devi is hereby disposed of.

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Sd/-  
(Ved Prakash)  
Adjudicating Officer  
RERA, Bihar, Patna  
08-01-2021