



**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/1423/2020  
RERA/AO/430/2020**

Sri Raj Kumar Pandit, S/o Sri Sudama Pandit,  
Qtr. No.B2/5, A.G. Office Campus, Birchand Patel  
Path, R-Block, Patna-800001. ... Complainant

Versus

1. M/s Technoculture Building Centre Pvt. Ltd.  
Through its Director –
2. Registered and Corporate Office:  
417 and 419, 4<sup>th</sup> Floor, Ashiana Tower,  
Exhibition Road, Patna-800001. ... Respondents

**Present:**

**Sri Ved Prakash  
Adjudicating Officer**

**Appearance:**

For Complainant : Sri Kishore Kunal, Advocate

For Respondents : Sri Dhiraj Kumar Roy, Advocate

**ORDER**

18-01-2021

The complainant, Sri Raj Kumar Pandit has filed the present petition u/s 31 read with Section-71 of Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as the "Act, 2016") against the Respondent No.1, M/s Technoculture Building Centre Pvt. Ltd. through its Director, Respondent No.2 for refund of Rs.11.00

lacs along with interest @ 18% thereon and compensation of Rs.10.00 lacs.

2. The complainant, Sri Raj Kumar Pandit along with his learned lawyer, Sri Kishore Kunal and learned lawyer, Sri Dhiraj Kumar Roy on behalf of the Respondents appeared through video conferencing. Both the parties have filed Joint Compromise Petition dated 18-01-2021, which is kept on record.

18-01-2021  
CONTINUED

The learned lawyers for the Respondents and complainant submitted that the case has been compromised between both the parties without any pressure, coercion, undue influence, threat etc and they have settled their disputes on the following grounds:-

- (i) The Respondents shall refund the entire principal amount Rs.11.00 lacs paid by the complainant to them with simple interest @ 8% per annum since the respective date of payment within two months or latest by 3 months.
- (ii) They have submitted that due to amicable settlement, the complainant has no further dispute/demand/claim of any kind, whatsoever against the Respondents and both the parties will

be strictly bound with the terms and conditions of the Compromise Petition.

- (iii) They have further submitted that they have signed on the Compromise petition after well understanding and accepting the terms and conditions of the Compromise Petition.
- (iv) They have further submitted that the case may be disposed of in light of the Joint Compromise Petition dated 18-01-2021.
- (v) Both the parties have submitted that they do not want to continue the proceedings of this case.

Considering the submissions of the parties and going through the Joint Compromise Petition dated 18-01-2021 and other relevant documents, it appears that the complainant has compromised this case with the Respondents. It also appears that there is no threat, coercion, undue influence played by either of the parties against the other, rather they have arrived on compromise with their sweet will.

The Respondents are ready to refund the total principal amount Rs.11.00 lacs along with simple interest @ 8% per annum thereon since 29-05-2017 till refund, within two months or latest by three months.

18-01-2021  
CONTINUED



In such facts and circumstances, it is not proper to continue the proceedings of this case. Accordingly, the complaint case of the complainant, Sri Raj Kumar Pandit is hereby disposed of and the Joint Compromise Petition dated 18-01-2021 will be part of this order.

18-01-2021  
CONTINUED

Sd/-  
(Ved Prakash)  
Adjudicating Officer  
RERA, Bihar, Patna  
18-01-2021.

Time: 01:09

D/No-143  
22/01/2021

1

received Rupees... (Rs. Piff...)  
in cash as Court Fees of Certified Copy/Petition/  
Power/others in Case No. CC-1423/AO-430  
Today on 22/01/2021

937

Chirprakash  
Receiving Officer  
RERA, BIHAR  
22/01/21

BEFORE,

THE HON'BLE ADJUDICATING AUTHORITY,  
REAL ESTATE REGULATORY AUTHORITY, BIHAR AT  
PATNA

1423/2020

RERA CASE NO 1423 of 2020

AO 430/2020

Mr. Raj Kumar Pandit

.....Complainant

Versus

M/s Technoculture Building Centre Pvt. Ltd.

..... Respondent

The Humble Joint Compromise  
Petition on behalf of both  
Parties named above.

**MOST RESPECTFULLY SHEWETH:-**

1. That, due to intervention of socialite persons, Common friends, well-wishers, both the Parties have compromised this case without any fear, force, coercion and un-due influence and out of free will.
2. That, after being compromised this case, both parties have felt more comfortable as the good sense and harmony have come to prevail between the parties.
3. That, since the Complainant has compromised this case with Respondents so the Complainant does not want to proceed with the case anymore.



For Complainant  
18/01/2021

Raj Kumar Pandit  
18/01/2021

4. That, both the Parties agreed for amicable settlement of the dispute and as per the terms of the compromise and to settle the dispute, it was agreed between the Complainant and the Respondent as follows:
  - I. That, the respondent shall refund the entire amount (as paid by the complainant) to the complainant with **8% per annum simple interest** ( from the date of respective payments) on the paid amount within two months or latest by three months.
  - II. That, it is further agreed between the parties that the interest amount shall be calculated from the date of payments by the complainant to the respondent.
5. That, accordingly, the parties have arrived at an amicable settlement of all the disputes, between them.
6. That, in view of the above mentioned settlement, the Complainant has no disputes/demands /claims of any kind whatsoever remaining against the respondent and both the parties will be strictly bound with this settlement.
7. That, both the parties hereto confirm and declare that they have voluntarily and of their own free will, without bearing any pressure, coercion or threat or undue influence of any kind have arrived at this amicable Settlement.
8. That the contents and averments of this memorandum of settlement or joint compromise petition have been read and explained to the parties in their Vernacular languages. Both the parties have signed on this Memorandum of Settlement



Raj Kumar Pandit  
18/01/2021

after fully accepting the above terms and conditions and undertakes to remain bound by the above referred terms and conditions without any dispute or demur in future.

9. That, in light of this compromise Petition and in the interest of justice, the present Complainant may be disposed off.

*Gheeraj Kumar Poo*  
*18/01/2021*

It is, therefore, prayed that your Honour may kindly be pleased to accept this joint compromise petition and be further pleased to dispose off the present matter.

For this act of kindness both the parties shall ever pray.

*Raj Kumar Pandit*  
*18/01/2021*