

**IN THE COURT OF ADJUDICATING OFFICER,
REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR, PATNA**

**RERA Complaint Case No.180/2019
(Adjudicating Officer Case No.25/2019)**

Sri Vidya Bhushan Jha, Krishi Vigyan Kendra,
Kishanganj-855107.

... Complainant(s)

Versus

M/s Techno Culture Building Centre Ltd.,
Sri Vinay Kumar Tiwari, Managing Director,
417/419, 4th Floor, Ashiana Tower,
Exhibition Road, Patna-800001

... Respondent(s)

Present:

**Sri Ved Prakash
Adjudicating Officer**

Appearance:

For Complainant(s)

Sri Vidya Bhushan Jha,
Complainant

For Respondent(s)

Sri Dheeraj Kumar Roy,
Advocate

ORDER

14-06-2019 complainant has filed this case u/s 31 of Real Estate (Regulation & Development) Act, 2016 against the Respondent for relief of remaining principal amount Rs.8,25,305/- along with interest @ 15% per annum with compensation for mental and physical harassment.

14-06-2019
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2. The complainant had booked Yamuna Bungalow with the Respondent, which was of the cost of Rs.42.00 lacs and out of the aid amount, the complainant had paid Rs.1,75,560/- to the Respondent through cheque. Later on the amount Rs.10,75,305/- was also paid by the complainant to the Respondent, but due to dispute in the land of the project, the complainant has cancelled the booked bungalow. Thereafter, the Respondent has refunded Rs.1,75,560/- to the complainant. The Respondent again paid Rs.1.00 lac to the complainant in October, 2018. On 26-11-2018, the Respondent has again refunded Rs.1.5 lacs to the complainant, but still there was a sum of Rs.8,25,305/- with the Respondent, which he has not refunded, in spite of repeated reminders by the complainant. Hence, this case is filed with the above reliefs.

3. The Respondent appeared with the reply that he is ready to pay the remaining capital amount along with interest.

4. During hearing of the case, both the parties amicably settled the dispute and filed a joint compromise petition wherein both the parties have agreed that they are not willing to proceed further in the matter. The Respondent agreed to pay simple interest @ 10% per annum to the complainant over the amount paid by the complainant to the Respondent till the time of refund of respective amount, which

will also include compensation and litigation charges. They have
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CONTINUED that the complainant is not entitled for any other
relief, except the above agreed.

5. Considering the compromise between the parties, it is not proper to continue the proceeding of this case. Hence, the case is disposed of in terms of the compromise petition, which will be a part of the order.

Sd/-
(Ved Prakash)
Adjudicating Officer
14-06-2019