

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

Before the Single Bench of Mr. Naveen Verma, Chairman

Case No. CC/1104/2020

Hira Lal Das.....Complainant

Vs.

M/s Shinecity Infra Project Pvt. Ltd.Respondent

Project: Tashi Naubatpur

ORDER

04.08.2022

This matter was last heard on 02.06.2022.

The complainant booked plot no. F-613 in the project Tashi Naubatpur in 2018. The complainant has paid Rs. 1,00,000/-. The respondent company promised to register the plot after making payment of the booking amount. Since the respondent has neither given the possession nor has registered the plot in favor of the complainant. Therefore, the complainant has filed this case praying for a refund of the amount paid along with interest.

The complainant has placed on record a copy of payment e- receipt duly issued by the respondent company and Aadhar card.

Perused the records, No reply has been filed by the respondent.

The Authority notes that the respondent has violated Section 3 of RERA Act, 2016 as the respondent was continuously advertising, marketing, booking, selling apartments/plots without registering the real estate project with RERA. This matter may be included in the Suo Moto proceeding against the respondent company.

During the course of hearing the respondent never appeared before the Authority. An interim order was passed on 24.02.2021, directing to freeze all the bank accounts of

the respondents and further directed the IG Registration not to register any apartment/plots of the aforesaid project and the matter was further referred to Economic Offence Wing of Bihar Police.

On the request made by the Authority, the EOU vide letter no:- 5941 dated 23.08.2021 requested the SSP, Patna to look into the matter and take necessary action against the respondent company and connected persons.

The Bench directs that a copy of the proceedings/order may be sent to SSP, Patna for appropriate action.

The Bench observes that the allottee has not sent any communication to the promoter regarding cancellation of booking. The Authority ought to be approached only after the promoter fails to respond to such communication. However, since the matter has already been heard, and the promoter is not appearing, orders are being pronounced.

Having heard the submissions, the Bench hereby directs the respondent company and their directors to refund the principal amount of Rs. 1,00,000/- (Rupees One Lakh Only) to the complainant along with interest at the rate of marginal cost of fund based lending rate (MCLR) of State Bank of India as applicable for three years from the date of taking the booking till the date of refund within sixty days of issue of this order.

With these directions and observations, the matter is disposed of.

Sd/-

Naveen Verma
(Chairman)