

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

Before the Single Bench of Mr. Naveen Verma, Chairman

Case No. CC/1257/2020

**Rajeev Ranjan Pandey..... Complainant
Vs.**

M/s Shine Infra Project Pvt. Ltd..... Respondent

Project: Omna IIT (Patna)/ Tashi Sector -1

ORDER

20.05.2022

This matter was last heard on 22.04.2022. It was earlier heard by the Full Bench in 2021

The case of the complainant is that he purchased plot no. D-39 in the project Omna IIT (Patna) on 23/09/2018 total consideration amount was Rs. Rs.7,51,250/- against which he paid Rs.2,06,776 and plot E-9 in Tashi Sector 1 for total consideration amount was Rs. Rs.2,00,000/- against which he paid full consideration amount. Since, the respondent has not handed over the plot and there is no development till date the complainant has filed the present case for refund of paid amount along with interest.

The complainant has placed on record a copy of various payment receipt against payment of Rs.4,06,776 and Aadhar card, plot buyer agreement for D-39.

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. It is observed that the respondent company has not applied for RERA

registration as yet, and hence, the offence is of continuing nature.

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.

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

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 respondent has been absent on all the dates of hearing . 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.

After considering the documents filed and submission made by the complainant, the Bench hereby directs the

respondent company and their directors to refund the principal amount of Rs.4,06,776 /- 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)