

issued by the complainant. On the basis of these documents, the claim of the complainant is being admitted.

It is seen from the records that the booking was made in year 2018 without the project being registered with the Authority; hence suo moto proceedings against the Respondent for violation of Section 3 of the RERA Act, 2016 may be initiated.

The complainant ought to have sent letter of cancellation to the Respondent Company before filing the complaint, however, since the matter is pending, the order has been passed.

Taking into view the documents filed and the submissions made by the complainant, the Authority hereby directs the respondent company and its Director Shri Alok Kumar to refund the principal amount of Rs.6.00 lacs to the complainant along with interest calculated at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus three percent from the date of deposit 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)