

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

RERA/CC/1328/2020

Mrs. Rubi Kumari Complainant

Vs.

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

PROJECT: TASHI SECTOR -1

For the Complainant: Mr. Ishtiyaque Hussain , Advocate

For the Respondent: None

30.07.2025

ORDER

Learned counsel Mr. Ishtiyaque Hussain on behalf of the complainant is present but the respondent is absent.

2. Learned counsel for the complainant submits that in the year, 2018 the complainant booked Plot no.E-1177 in the project “Tashi Sector -1” located at Naurbatpur, Patna, on consideration amount of Rs.2,50,000/- which was paid by the complainant through NEFT and Cheques dated 26.10.2018, 16.10.2018 & 15.10.2018 to the respondent – promoters Mr. Rashid Naseem and Mr. Ashif Naseem but even after lapse of long period of time neither plot was delivered to the complainant nor her money has been refunded so far. Hence, the present complaint by the complainant for refund of her money along with interest and compensation.

3. It is evident from the record that the respondent neither ever appeared before the Conciliation Forum nor this Bench in spite of notices issued on 15.03.2023, 12.06.2023 & 16.10.2023.

4. Perused the record. The Bench observes that the respondent - promoter neither honoured the commitment made to the complainant of handing over of plot nor refunded the principal amount of the complainant when they became failed to deliver possession of plot. The Bench further observes that the respondent – promoter does not want to say anything in this matter as they chose not to appear either before the Conciliation Forum nor this Bench in

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spite of notices issued. Considering the hardship being faced by the complainant and also the indifferent and non-cooperative attitude of the respondent – promoters, the Bench does not think it proper to allow this case pending for further period and, accordingly, the case is disposed of today itself.

5. Taking into consideration the submission of the complainant and on going through the material available on record, the Bench directs the respondent - company and its Directors Mr. Rashid Naseem and Mr. Ashif Naseem to refund the principal amount of Rs.2,50,000/- to the complainant along with interest at 2% above marginal cost of lending rate (MCLR) of the State Bank of India on principal amount since the date of its payment till the date of refund within sixty days of this order.

6. The complainant is at liberty to press other claims, if any, which are in the nature of compensation, before the Adjudicating Officer, RERA.

With the aforesaid observations and directions, this case is disposed of.

Sd/-

(Ved Prakash)

Special Presiding Officer, RERA, Bihar.