

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mr. Naveen Verma, Chairman

Case Nos. RERA/CC/1061/2021

Raghunath Chandra **...Complainant**
Vs.
M/s Shaurya Infra Venture Pvt Ltd. **...Respondent**

Project: - KPRAWAN India Mutli Venture

ORDER

28.06.2022 The matter was last heard on 22.02.2022 and was fixed for order on 28.3.2022. However, due to other preoccupation the Bench could not pass the order on that date.

The case of the complainant is that he booked flat no. 203, admeasuring 1200sqft in the project in 2020. The complainant has paid Rs. 8,25,000/- against the total consideration of Rs. 25,50,000/- to the respondent. The complainant has filed the complaint case for refund of paid consideration with interest.

The complainant has placed on record Agreement for Sale dated 23.10.2020 and letter for cancellation of booking dated 11.04.2021.

The Bench notes that the respondent has violated Section 3 of RERA Act, 2016 as the respondent executed agreement for sale dated 23.10.2020 without registering the real estate project with RERA, Bihar. Suo Motu proceeding may be initiated against the respondent company.

On last date of hearing dated 11/05/2022, the complainant submitted that the respondent has refunded Rs. 5,00,000/- out of the paid consideration and requested for refund of Rs. 3,25,000/-. The learned counsel for the respondent requested for three months' time to refund the remaining amount.

After considering the documents filed and submissions made by both the parties, the Bench hereby directs the respondent and its Directors to refund the paid consideration of Rs. 3,25,000/- to the complainant along with interest at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for one

year from the date of taking the booking to 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)**