

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**

**Before the Single Bench of Mr. Naveen Verma, Chairman**

**Case No. CC/1322/2020**

**Basuki Nath Singh**

**..... Complainant**

**Vs.**

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

**..... Respondent**

**ORDER**

**24.05.2022**

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

The case of the complainant is that complainant had booked several plots in the respondent project i.e. plot no. E1536 & E1537 in project Tashi Sector 1 on 01-01-2019, Plot no. DB 4553 in New Site Sector 1 and plot no.- F-1250 & F-1251 on 24.09.2018 in project – Tashi - PCB Sector II. He further submitted that total amount he had paid to respondent is Rs. 6,05,000/- in respect to all the above bookings made. Since, the respondent had not handed over the plot till date so, the complainant has filed the complaint case for the refund of the deposited amount with interest and compensation. He has filed money receipts, account statement, copy of two PDS cheques, issued by the respondent.

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

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

During the course of hearing it was further observed that the respondent never appeared before the Bench. 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 observes that the complainant has alleged that two post dated cheques for Rs. 1,00,000/- and Rs. 1,13,500/- were issued by the respondent which got dishonored on presentation.

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 can 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, order is 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. 6,05,000/- 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.

The complainant is at liberty to approach the Adjudicating officer under relevant sections of the Act for

their claims, which are in the nature of compensation from the respondent company.

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

Sd/-

**Naveen Verma**  
**(Chairman)**