

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mrs. Nupur Banerjee, Member

Case No: RERA/CC/822/2021

Soni Devi

...Complainant

Vs.

M/s Shinecity Infra Project Pvt. Ltd.

...Respondent

Project: Tashi Sector-1, Sector-PCB

03/02/2023

ORDER

This matter was last heard on 06.12.2022 and was fixed for orders on 23.01.2023. However, due to pre- occupation of the Bench in other matter, order could not be pronounced on the date fixed.

In this matter, the complainant booked a plot E-1619 and E-1620 measuring 2000 sq.ft. on 06.02.2019 in the said project for a consideration of Rs.8 lakh and she had paid Rs.4 lakh through cheque. According to PCB plan, in 20 months the company have to pay Rs. 4 lakh but when she asked for payment and registration of the plot the developer has given false assurance and after few months no one was available on the site. The complaint has been filed for refund of the paid amount along with interest and compensation.

The complainant has placed on record the copy of payment receipts.

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

On the last date of hearing the complainant reiterated her prayer for refund with interest.

The Bench notes that despite several opportunities the respondent failed to appear before the Bench so, order is being passed on the basis of documents available on record.

After considering the documents filed and submission made, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs.4 lakh 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 plus 2% interest from the date of taking booking till the date of refund within sixty days of issue of this order.

As regards compensation, the complainant is at liberty to file a case before the Adjudicating Officer as per provisions of the Act.

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

Sd/-
Nupur Banerjee
(Member)