

West Bengal Real Estate Regulatory Authority
Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park, Kolkata – 700 075.

Complaint No.WBRERA/COM-000012

Trailokyanath Sahoo & Smrutirekha Sahoo

.....Complainant

Vs

Todi Constructions Pvt. Ltd.

..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
I ----- 24.02.2023	<p>Complainant is present in the online hearing filing hazira through email. The Respondent sent a letter on 22.02.2023 stating that, Mr. Manoj Todi, Director of Todi Constructions Pvt. Ltd., will be travelling on 24.02.2023, therefore, he requested to give them another date for the case. Let the letter of the Respondent signed by Mr. Suyash Todi, Director of Todi Constructions Pvt. Ltd., be taken on record. Considered and allowed the prayer of the Respondent. Heard the Complainant in detail. The Complainant submitted at the time of hearing that Agreement for Sale was signed between the Complainant and Respondent on 13.03.2015 for purchase of flat in 'Sunny Crest' with a total consideration price of Rs.55,49,000/- (Rupees fifty five lakhs forty-nine thousand only). As per the Agreement for Sale, the possession of the flat was scheduled to be handed over after completion of the project by 31.03.2018. The Complainant has paid to the Respondent total amount of Rs.51,19,000/- (Rupees fifty-one lakhs nineteen thousand only) i.e. 92% of the total consideration amount.</p> <p>As per Complainant the Respondent failed to handover the flat in scheduled time. The Complainant prays before the Authority at the time of hearing, the relief of refund of the amount to Rs.51,19,000/- paid to the Respondent with compensation and interest as per the RERA Act and Rules. After hearing the Complainant, the Authority is satisfied to admit this matter for further hearing and order.</p> <p>The Complainant is directed to submit his total submission regarding his Complaint Petition on a Notarized Affidavit annexing therewith notary</p>	

attested supporting documents, if any, and send the original affidavit to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 10 days from the date of receipt of this order through email.

The Respondent is directed to submit his Written Response regarding the Complaint Petition on a Notarized Affidavit annexing therewith notary attested supporting documents, if any, and send the original affidavit to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within 10 days from the receipt of the Affidavit of the Complainant.

The Complainant is further directed to submit his Reply/Rejoinder, if any, on a Notarized Affidavit and send the original affidavit to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 10 days from the date of receipt of the Affidavit of the Respondent.

The Respondent is further directed to positively submit their Written Response within the stipulated time period and appear on the next date of hearing, failing which, this Authority may proceed for ex-parte hearing of this matter.

Fix **10.04.2023** for further online hearing and order.



(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority

24/2/2023