

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

Complaint No.WBRERA/COM-000013

Arun Kuamr Prasad

.....Complainant

Vs

Riverbank Developers Private Limited

..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
1 ----- 24.02.2023	<p>Complainant is present in the online hearing filling hazira through email.</p> <p>Advocate Roshni Deepta Acharya, Representing the Respondent is present in the online hearing filing hazira and Vakalatnama.</p> <p>Heard both the parties in detail.</p> <p>The Complainant submitted that, he was allotted an apartment bearing No. 3A6 in the Tower-II of 'Highland Greens Phase-I' of the Respondent Company on 01.03.2014. The possession of the said apartment was scheduled to be given within 42 months from the date of allotment i.e., within 01.09.2017 whereas the Complainant was given possession on 26.11.2019 which is 25 months behind scheduled date of possession.</p> <p>As per the Complainant, Clause 11(b) of the General Terms and Conditions of the Allotment, he is entitled to compensation to be paid by the Respondent and the Respondent is not willing to pay the said compensation.</p> <p>At the time of hearing, the Complainant prays before the Authority for relief of compensation amounting to Rs.2,22,500/- (Rupees two lakhs twenty two thousand five hundred only) with accumulated interest and compensation for mental and physical harassment. He also wants return of Rs.55,372/- lying with the Respondent for Registration purpose but not utilized for Registration due to reduction of price of Stamp Duty with accumulation interest.</p>	

After hearing both the parties, the Authority is satisfied to admit this matter for further hearing and order.

The Complainant is directed to submit his total submission regarding his 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 Respondent, both in hard and soft copies, within 7 (Seven) 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 7 (Seven) 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 7 (Seven) days from the date of receipt of the Affidavit of the Respondent.

Fix **30.03.2023** for further online hearing and order.



(SANDIPAN MUKHERJEE)

Chairperson

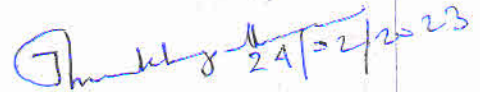
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority