

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

Complaint No.WBRERA/COM000470

Rana Das Complainant

Vs.

Greentech IT City Pvt. Ltd..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 18.09.2024	<p>Advocate Mr. Supratic Roy & Advocate on Record Mr. Shuvajit Roy (Mob. No. 7687051303 & email Id: royshubajit1999@gmail.com) are present in the online hearing on behalf of the Complainant filling hazira and vakalatnama through email.</p> <p>Respondent is absent in the online hearing despite due service of hearing notice to the Respondent through speed post and also through email.</p> <p>Let the track record of due service of hearing notice to the Respondent be kept on record.</p> <p>Heard the Complainant in detail.</p> <p>After hearing the Complainant in detail and taking into consideration the Affidavit of the Complainant dated 20.06.2024, the Authority is hereby pleased to direct the following:-</p> <p>a) The Complainant shall submit a Supplementary Notarized Affidavit stating the details of communications which have occurred between the Complainant and the Respondent, regarding the delivery of possession of the flat, either verbally or written through email, post etc., annexing the said communications, if any, with the said Affidavit. He also has to state the grounds on which he is claiming the refund of the Principal amount alongwith interest stating the legal provisions. He has to submit in his Affidavit whether there are any ground(s) for which the Respondent can delay the delivery of possession, as per the provisions / clauses of the Agreement for Sale, whether any such ground(s) has occurred or not and whether the Respondent informed the Complainant about the said grounds of delay. The Complainant has to submit the said</p>	

- Supplementary Affidavit (in original) to the Authority, serving a copy of the same to the Respondent, both in hard and scan copy, within **15 (fifteen)** days from the date of receipt of this order of the Authority through email; and
- b) The Respondent is directed to remain present positively before the Authority, either in person or through Authorized Representative on the next date of physical hearing, failing which, the Authority shall have no other option but to proceed with ex-parte hearing and disposal of this matter on the next date, for the ends of speedy disposal of justice as per section 29(4) of the Real Estate (Regulation and Development) Act, 2016; and
- c) The Respondent is hereby given the last chance to submit the Written Response on Notarized Affidavit, to the Complaint Petition and Affidavit and Supplementary Affidavit of the Complainant, and send the Affidavit (in original) to the Authority, serving a copy of the same to the Complainant, both in hard and scan copies, within **15 (fifteen)** days from the date of receipt of the Supplementary Affidavit of the Complainant.

Fix **12.12.2024** for further hearing and order. On the next date, the hearing shall be done physically in the office of WBRERA.

sd/-

(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority

sd/-

(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority

Certified to be true copy.

sd/-

18.09.2024

Special Law Officer

West Bengal Real Estate Regulatory Authority