

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

Complaint No.WBRERA/COM-000162

Subhashish Mukherjee.....Complainant

Vs.

Bengal Shelter Housing Development Ltd. Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
1 ----- 20.07.2023	<p>Complainant is present in the online hearing, filing hazira through email.</p> <p>Advocate Angshuman Roy (Mob. No. 9830474773) is present in the online hearing on behalf of the Respondent, filing hazira and Vakalatnama through email.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant he booked an apartment in the project named 'Neel Diganta' of the Respondent Company Bengal Shelter Housing Development Limited (BSHDL) in Bagshree (HIG) at Block 4 situated at Barasat, 24-Parganas (North) in the year 2013. The cost of the apartment was Rs.33,29,700/-which includes apartment of 1196 sq.ft at 9th Floor along with one covered car parking space. The Complainant paid Rs. 9,77,639/-in this regard. As per the Complainant the project started slowly and eventually it was stopped forever. Looking at the speed and huge lose of money in banking interest and it was pre-EMI payment, he decided to withdraw from the project on 19.08.2017. He received the Confirmation from the Respondent Company that they will return the money within next 12 months i.e. within 18.08.2018. But till 12.04.2023 he has received only Rs.3,70,000/-.</p>	

He prays before the Authority the relief of immediate return of the balance amount of the principal money paid by him i.e. Rs. (9,77,639.00 – 3,70,000.00)= 6,07,639.00 with interest as per law.

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

Both the parties are directed to try for a mutual settlement by amicable discussion within the period of 15 days' from the date of receipt of this order of the Authority through email and if they arrive at a mutual settlement, both of them shall submit a joint notarized affidavit signed by both containing the terms and conditions of the mutual settlement and send the affidavit to the Authority within a period of 21 days' from the date of receipt of this order of the Authority by email.

If they fail to come to a mutual settlement then the Complainant shall submit his total submission regarding this Complaint Petition on a Notarized Affidavit, annexing therewith a signed copy of the Complaint Petition and notary attested supporting documents, if any, and send the original to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 30 days from the date of receipt of this order through email.

The Respondent is directed to submit his Written Response to the Complaint Petition on a Notarized Affidavit, annexing therewith notary attested supporting documents, if any, and send the original to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within 07 days from the date of receipt of the Affidavit of the

Complainant.

Fix 21.09.2023 for further 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