

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

Complaint No.WBRERA/COM-000124

Samiran Nayak .....Complainant

Vs.

Riverbank Developers Private Limited..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
01 ----- 01.06.2023	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Advocate Debomita Sadhu is present in the online hearing on behalf of the Respondent. She is directed to send her hazira for today's hearing by email to the Authority immediately after receiving this order.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant, he was allotted Apartment No. 9A2 in Tower-15 of the Project '<b>Hiland Greens Phase-1</b>' of the Respondent Company, measuring about 712 Sq.ft. saleable areas with a covered car parking place and a two-wheeler parking place, as per the allotment letter dated 01.03.2014. The Complainant has paid total amount of Rs. 23,28,399/-to the Respondent for purchase of this Apartment. As per the General Terms and</p>	

Conditions (GTC) executed between the parties, the Respondent is under the obligation to deliver the possession of the said Apartment along with the covered car parking place and two-wheeler parking place, within 42 months from the date of allotment. Therefore, as per the GTC, the scheduled time line of handover of the Apartment was expired on September, 2017. The Respondent has given the possession of the Apartment to the Complainant on 16.01.2021, which is 40 months after the scheduled date of possession.

In this Complaint Petition, the Complainant prayed before the Authority for the relief of;-

- a) Compensation and interest for delay in delivery of possession;
- b) Necessary direction for immediate Registration of the Apartment of the Complainant;
- c) Immediate delivery of the possession of the covered car parking place and two-wheeler parking place booked by the Complainant.

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 and a signed copy of the Complaint Petition and send the original Affidavit to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 21 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 to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within 15 days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **20.07.2023** 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