

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-000096

Abhijit Ghosh & Manasi Ghosh..... Complainant

Vs.

Riverbank Developers Private Limited..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
04 14.09.2023	<p>Complainant alongwith his Advocate Mr. Subrata Bhattacharjee and Mr. Subhasis Ghosh are present in the online hearing filing hazira and vakalatnama through email.</p> <p>Mr. Bhaskar Mukherjee, Accountant of the Respondent Company and being its Authorized Representative is present in the online hearing on behalf of the Respondent. He is directed to send his hazira in the format as annexed with the hearing notice to the Authority through mail immediately after today's hearing.</p> <p>Heard both the parties in detail.</p> <p>Complainant submitted a Reply / Rejoinder on Notarized Affidavit dated 08.09.2023, as per the last order of the Authority dated 22.08.2023, which has been received by this Authority on 11.09.2023.</p> <p>Let the said Reply/Rejoinder of the Complainant dated 08.09.2023 be taken on record.</p> <p>Complainant stated at the time of hearing that although they prayed for refund of the Principal Amount alongwith interest in their Complaint Petition but if the Respondent gives proposal for allotment of any alternative flat which is complete in all respect or going to be completed very soon then they are ready to inspect the flat / flats and take a decision in respect of accepting the proposal of any alternative flat as per their choice and requirement.</p> <p>Mr. Bhaskar Mukherjee appearing on behalf of the Respondent stated that Mr. Anirban Chatterjee is not able to appear today due to some personal reason. Mr. Mukherjee stated that they can give</p>	

proposal of alternative flat / flats to the Complainant for inspection if the Complainant is ready to consider the proposal for any alternative flat.

After hearing both the parties, the Authority is hereby pleased to direct that the Respondent shall submit a Notarized Affidavit stating specifically the details of the alternative flat / flats which are complete or near to completion and which they can allot to the Complainant in alternative to the flat booked by them. The Affidavit shall be sent by the Respondent within 21 days from the date of receipt of this order through email.

Both the parties are directed to make joint inspection of the alternatives flat / flats proposed by the Respondent within 30.11.2023. If they arrive at a mutual settlement regarding an alternative flat then they shall submit a Joint Affidavit signed by both of them to the Authority within 30.11.2023. Both the Parties shall take initiative to complete the joint inspection. If they do not arrive at a mutual settlement then the Authority proceed with the hearing of this matter on the next date.

Fix **07.12.2023** for further hearing and order.

Sd/-  
(SANDIPAN MUKHERJEE)  
Chairperson  
West Bengal Real Estate Regulatory Authority

Sd/-  
(BHOLANATH DAS)  
Member  
West Bengal Real Estate Regulatory Authority

Sd/-  
(TAPAS MUKHOPADHYAY)  
Member  
West Bengal Real Estate Regulatory Authority

Certified to be true copy

*date* 14.09.2023  
Special Law Officer  
West Bengal Real Estate Regulatory Authority