

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

Complaint No.WBRERA/COM(PHYSICAL)000032

Square Four Housing and Infrastructure
Development Pvt. Ltd.

..... Complainant

Vs

Rubi Koyal

..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
1 ----- 09.02.2023	<p>Complainant is present in the online hearing filing hazira and authorization through email.</p> <p>Respondent is absent in the online hearing despite due service of notice.</p> <p>Heard the Complainant in detail.</p> <p>The case of the Complainant is that by virtue of allotment letter dated 29.04.2019 Apartment No. UDP030206 was allotted to the Respondent. In terms of the allotment, Agreement for Sale was executed on 14.08.2020. As per the Complainant, the Respondent failed and neglected to pay 15 nos. of consecutive invoices/demand raised by the Complainant. Therefore, as alleged by the Complainant, the Respondent is in clear default in terms of Clause 9.3 (ii) of the Agreement for Sale.</p> <p>The Complainant now prays before the Authority to give necessary approval to cancel the said allotment and forfeit the amount of Rs. 13,13,290/- (Rupees thirteen lakhs thirteen thousand two hundred ninety only) paid by the Respondent as booking amount of the said allotment plus GST.</p>	

After hearing the Complainant, the Authority is satisfied to admit this matter for further hearing and order and give the following directions:-

The Complainant is directed to submit his total submission regarding the complaint petition on a Notarized Affidavit annexing therewith authenticated photo-copies of the supporting documents and send the original affidavit to the Authority and a copy to the Respondent, both in hard and soft copies, within 7 (seven) days from the date of receipt of this order by email,

Respondent is directed to submit her Written Response to the Complaint Petition, annexing therewith self-attested photo-copies of the supporting documents and send the original affidavit to the Authority and a copy to the Complaint, both in hard and soft copies, within 7 (Seven) days from the date of receipt of the above mentioned Affidavit of the Complainant.

The Respondent is further directed to appear positively before the Authority on the next date of hearing or submit her Written Response within the stipulated time period, failing which, the Authority may proceed with ex-parte hearing of this matter.

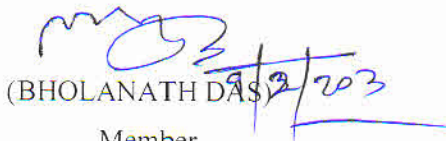
Fix next dated for further hearing and order on **03.03.2023** at **12:40** p.m.



(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS) 3/2/2023

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY) 03/02/2023

Member

West Bengal Real Estate Regulatory Authority