

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

Complaint No.WBRERA/COM-000023

Nitai Chandra NandyComplainant

Vs.

Riverbank Developers Private Limited.....Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
4 ----- 05.07.2023	<p>Complainant alongwith his Advocate Triptimoy Talukder is present in the online hearing filing hazira through email.</p> <p>Advocate Anirban Chatterjee is present on behalf of the Respondent. He is directed to submit his hazira and Vakalatnama through email to the Authority immediately after today's hearing.</p> <p>Heard both the parties in detail.</p> <p>The Advocate of the Respondent submitted at the time of hearing that every endeavour shall be made by the Respondent to deliver possession of the flat to the Complainant within the period of four (04) months from today.</p> <p>He also stated that the Complainant not defaulted at any time in making payment of instalments till date.</p> <p>The last instalment shall be demanded after completion of the flat and thereafter Complainant has to pay the last</p>	

instalment as demanded by the Respondent at the time of getting delivery of the possession of the flat.

After hearing both the parties and after examination of the Affidavits filed by both, the Authority is pleased to direct the following:-

- a) Respondent shall deliver possession of the flat, complete in all respect, to the Complainant within four months from the date of receipt of this order of the Authority by email.
- b) Complainant shall pay the last instalment, after receiving the demand in this regard from the Respondent, at the time of getting delivery of possession.
- c) Respondent shall pay the interest for the delay period in giving possession. He shall pay the amount of interest calculated on the Principal amount paid by the Complainant amounting to Rs.34,51,383/-(Rupees thirty-four lakhs fifty-one thousand three hundred eighty-three only) @ **State Bank of India Prime Lending Rate + 2%**, for the period, starting from August, 2018 i.e., the schedule date of delivery of

possession till the actual date of delivery of possession.

With the above directions, the matter is hereby disposed of.

The copy of this order be served to both the parties by speed post and also by email immediately.



(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