

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(PHYSICAL)000070

Shikha Jaiswal..... Complainant

Vs

Team Taurus..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 02.07.2024	<p>Advocate Mr. Abhijit Mondal (Mob. No.9831001244 &amp; email Id: <a href="mailto:bapibeleghata@gmail.com">bapibeleghata@gmail.com</a>) and Advocate Surojit Pal is present in the physical hearing on behalf of the Complainant filing vakalatnama and signed the Attendance Sheet.</p> <p>Advocate Masooma Khan (Mob. No. 8981637107 &amp; email Id: <a href="mailto:lawdesk2@teamtaurus.co.in">lawdesk2@teamtaurus.co.in</a>) is present in the physical hearing today on behalf of the Respondent filing vakalatnama and signed the attendance sheet.</p> <p>Heard both the parties in detail.</p> <p>As per the Complaint Petition:-</p> <p>In the year 2014, she booked a flat from a multi-storey construction named "<b>Team Taurus</b>" through a broker company called "<b>India Bulls</b>" in its "<b>County Project (Disneyland)</b>" in Pailan area of bearing flat no. 6G, 6<sup>th</sup> floor, 895 sq.ft., Customer ID-SCPL/TC/IB/07/3/6G/14-15 in Behala. Since booking of a flat in the project, she has not stopped doing any work on the project till 2018. She paid the money on time according to the Respondent-Company. But by August, 2019, when she arrived at the country project to see the project work, she found that their work was completely closed and the half constructed building was covered with thick slate. Looking at the condition of the building it seemed that the work has been stopped for a long time. Just then she inquired about the work of this project from the nearby residents and found out that the work has been stopped since the end of 2017. But when she called them repeatedly about this matter, they told her that the work was going on, which means that even after being caught, they did not stop lying. After that the Respondent sent mail to her asking for money again and again. But her reply was that you complete the work and take the money, because, they broke her faith at that time. An epidemic like Corona comes so she was also quite. But by 2021 they promised her that they would complete her flat by the end of 2021 and they started demanding the due amount from her. But my answer was the same. Later they thought to adjust with the flats built by their other project but it was beyond her means to purchase. She used to visit the project repeatedly to check the progress, but what she witnessed was the speed of their work. She hope that even in the next five years they will not</p>	

be able to hand over the flat to her.

So in this situation the humble request of the Complainant is that instead of arranging the flat for her to take necessary action to return of her money in Principal alongwith statutory interest as soon as possible.

Total flat cost with car parking is Rs.27,22,627/-.

Total payment done by the Complainant is Rs.22,06,320/- (81.036%).


The Complainant prays before the Authority for the relief of refund of the full Principal Amount paid by him alongwith interest as per RERA Act and Rules.

After hearing both the parties, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions:-


The **Complainant** is directed to submit their total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested /self-attested copy of supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and scan copies, within **15 (fifteen)** days from the date of receipt of this order of the Authority by email.

The **Respondent** is hereby directed to submit his Written Response on Notarized Affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested copy of supporting documents, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and scan copies, within **15 (fifteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email, whichever is earlier.

Fix **12.09.2024** for further hearing and order.

  
(BHOLANATH DAS)  
Member

West Bengal Real Estate Regulatory Authority

  
(TAPAS MUKHOPADHYAY)  
Member

West Bengal Real Estate Regulatory Authority