

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/COM000251

Rekha Malhotra..... Complainant

Vs

Riverbank Developers Private Limited..... Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 28.02.2024	<p>Complainant (Mob. No. 9932664170) alongwith her son Mr. Rishav Malhotra (Mob. No. 7319055631) are present in the online hearing filing hazira through email.</p> <p>Advocate Mr. Anirban Chatterjee (Mob. No.9836700012 &amp; email Id:-adv.anirban1@gmail.com) is present in the online hearing on behalf of the Respondent filing hazira and vakalatnama through email.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant the facts of the case is that:-</p> <ol style="list-style-type: none"><li>1. Registration is not yet completed even after paying all the installments, stamp duty and registration charges by the end of year, 2017.</li><li>2. A separate parking was agreed to be provided as per sale agreement but even after making payment for parking, the parking lot is incomplete as of date.</li><li>3. An air conditioner was promised to be given after registration but the registration has not been done, nor has the aforementioned air conditioner been provided.</li></ol> <p>In this Complaint Petition the Complainant prays before the Authority for the following relief(s):-</p> <ol style="list-style-type: none"><li>1. The registration to be completed within 60 days of this complaint.</li><li>2. Completion of the pending work on the parking lot and to allocate the parking within <b>90</b> days of this complaint.</li><li>3. Providing the Complainant the promised Air Conditioner on</li></ol>	

registration.

4. A compensation of Rs.1,00,000/-for all the mental harassment and trouble caused due to delay in registration.

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 his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested /self-attested 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 soft copies, within **15 (fifteen)** days from the date of receipt of this order of the Authority by email.

The Complainant is further directed to send a scan copy of her affidavit to the email ID of the Advocate of the Respondent, as mentioned above.

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 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 soft 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.

The Respondent is further directed to take all the initiative for registration of the Deed of Conveyance in favour of the Complainant of the flat booked by him at an early date before the next date of hearing.

Fix **17.04.2024** for further hearing and order.



(SANDIPAN MUKHERJEE)  
Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)  
Member

West Bengal Real Estate Regulatory Authority