

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

Complaint No. WBRERA/COM000276

Rajni Kant..... 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 07.03.2024	<p>Complainant is present in the physical hearing and signed the Attendance Sheet.</p> <p>Advocate Mr. Anirban Chatterjee (Mob. No.9836700012 & Email Id: adv.anirban1@gmail.com) is present in the physical hearing on behalf of the Respondent filing hazira, vakalatnama and signed the attendance sheet.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant the fact of the case is that he/she have booked a flat in the project 'Hiland Green Phase-I' of the Respondent Company. The details of the booking and other details are given herein below:-</p> <ol style="list-style-type: none">1. Name of the Project: Hiland Green Phase-I.2. Name of the Allottee(s): Subhasish Chandra Sinha.3. Flat No. : 2A34. Tower No. : 15 <p>The Complainant has received possession of the flat but registration of the flat not yet been done by the Respondent.</p> <p>In this Complaint Petition the Complainant prays before the Authority for the following relief(s):-</p> <ol style="list-style-type: none">a) Immediate registration of the flat in favour of the Complainant; andb) Immediate delivery of possession of MLCP to the Complainant; andc) Interest for the delay period of giving possession. <p>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</p>	

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.

Respondent is further directed to complete the registration of the flat in favour of the Complainant within 2 months from today and deliver possession of an alternative car parking to the Complainant as an interim measure till the MLCP is completed and ready for giving possession.

Fix **16.05.2024** for further hearing and order.



(SANDIPAN MUKHERJEE)
Chairperson
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)
Member
West Bengal Real Estate Regulatory Authority