

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

Complaint No. WBRERA/COM 000195

Shaymal Mazumder Complainant

Vs

Tiru Fine Residency LLP Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
09 12.03.2026	<p>Complainant along with his Advocate Nigam Mittal is present in today's hearing physically and through online mode respectively and signed the attendance sheet.</p> <p>Advocate Bhawna Parasramka and Smt. Sabari Ghosh, being the Authorized Representative of the Respondent Company is present in today's hearing through online mode by filing hazira through email.</p> <p>As per Authority order dated 11.12.2025 the Respondent was given a last chance to submit their Supplementary Affidavit within 7(seven) days from the date of receiving the order. But the Respondent did not comply the said time schedule except sending an email just the day before today's hearing, which is not considered.</p> <p>Heard both the parties in detail.</p> <p>The Complainant prayed for possession of the flat immediately with delay interest and other compensation.</p> <p>Respondent prayed for a short date which was not considered. On being asked, the respondent admitted that the project has not obtained Completion Certificate as yet.</p> <p>Now, after hearing both the parties and going through other documents, the Authority observes that the Respondent could not make progress of the Project as per their time schedule and thereby, could not complete the project within stipulated date, for which, the Respondent is liable to pay interest due to delay to the Complainant as per provision of Section 18 of the Real Estate (Regulation and Development) Act, 2016.</p> <p>Now, the Authority is hereby pleased to give the following directions:-</p> <p>The Respondent, upon obtaining the Completion/Occupancy</p>	


Certificate from the competent Authority shall intimate the Complainant regarding the balance principal amount to be payable by the Complainant after adjustment of the interest amount due to delay in handing over the possession by the Respondent at the rate SBI PLR plus 2% on the principal amount of Rs. **12,15,040/-** already paid by the Complainant from the date of payment of the same by the Complainant till the date of raising the demand by the Respondent.

The Complainant shall have to pay the balance amount, if any, after adjustment of the delay interest to the Respondent within **30(thirty) days** from the date of intimation of the demand by the Respondent as directed. On getting the same from the Complainant, the Respondent shall make arrangement for registration of the Deed of Conveyance in favour of the Complainant along with handing over the possession to the complainant.

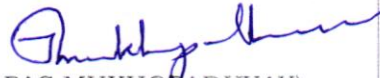
In the event of the Complainant being eligible for receiving any amount from the Respondent after adjustment of delay interest as directed above, the Respondent shall immediately arrange for execution of Deed of Conveyance including handing over the possession to the Complainant and also refund the amount due to the Complainant thereof within **30(thirty) days**.

With the above direction the instant matter is hereby disposed of.

Let copy of this order be served to both the parties immediately.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority