

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

Complaint No.WBRERA/COM 000558

Kanta Kayan..... Complainant

Vs.

Canopy Projects Limited..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 07.03.2025	Advocate Arpita Goswami (Mobile – 9681628337) is present in the hearing physically on behalf of the Complainant filing vakalatnama and signed the Attendance Sheet. Advocate Sutirtha Bhattacharya (Mobile – 7908845545 and email – sutirthab@canopygroup.in) is present in the hearing physically on behalf of the Respondent and signed the Attendance Sheet. He is directed to submit Vakalatnama immediately after the hearing. Heard both the parties in detail. As per the Complainant, the fact of the case is that,- The Complainant booked a flat in 'Olive Gardens' project of the Respondent and entered into an Agreement for Sale on 21.09.2006. The total consideration value was Rs.22,75,000/- out of which the Complainant paid Rs.20,47,500/- till today. As per provision of the Agreement the three phases of the project were to be completed by December 2007, March 2009 and March 2010 respectively. But till date the Complainant has not received the possession of the flat for which she was willing to opt out from the project and claimed for refund from the Respondent. In this connection meeting was held between the parties on 2021 for a settlement regarding refund but no action has been taken by the Respondent towards refund of the money. The Complainant prays for relief of refund of her invested money alongwith interest as per provision of RERA Act. After hearing both the parties, the Authority is hereby 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 hereby directed to submit his total submission regarding his 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 **21 (twenty-one)** days from the date of receipt of this order of the Authority by email.

The Respondent Company is hereby directed to submit its 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 **21 (twenty-one)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **22.09.2025** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority