

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

Complaint No. WBRERA/COM000681

Smt. Nilanjana Bhattacharya..... Complainant.

Vs.

Hiland Projects Limited..... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
<u>02</u> <u>04.04.2025</u>	<p>Complainant is present in the hearing through online mode. She is directed to send his Hazira through e-mail to the Authority immediately after today's hearing.</p> <p>Learned Advocate, Ekta Ranjan Shaw, is present on behalf of the Respondent filing Authorization and signed the Attendance Sheet.</p> <p>Heard both the parties in detail.</p> <p>The Complainant submitted Notarized Affidavit dated 13.02.2025, containing her total submission regarding this Complaint Petition, as per the last Order of the Authority dated 27.01.2025, which has been received through e-mail to the Authority on 17.02.2025.</p> <p>Let the said Affidavit of the Complainant be taken on record.</p> <p>The Respondent Submitted Notarized Affidavit dated 01/04/2025 containing their Written Response to the Complaint Petition and Affidavit of the Complainant, which has been received on 04/04/2025.</p> <p>Let the said Affidavit of the Respondent be taken on record.</p> <p>After hearing both the parties the Authority is of the consider opinion that as per Section 18 of the Real Estate (Regulation and Development) Act, 2016 the Promoter/Developer is under the obligation to refund the principal amount of Rs.78,00,000/- (Rupees Seventy Eight Lakh) along with interest amount @ State Bank of India Prime Lending Rate plus 2% per annum for the period from the respective dates of payments made by the Complainant till the date of realization, to the Complainant as he has failed to deliver the Flat/Unit booked by the Complainant within the schedule time period as promised by him in the Agreement for Sale executed by and between the parties on 20.04.2019.</p> <p>Hence, it is hereby</p> <p style="text-align: center;"><u>ORDERED</u></p> <p>a) That the Respondent shall refund the Principal amount of</p>	

Rs.78,00,000/- (Rupees Seventy Eight Lakh) along with interest amount @ State Bank of India Prime Lending Rate plus 2% per annum for the period starting from the respective dates of payments made by the Complainant till the date of realization, within 45 days from the date of receipt of the Order of this Authority through e-mail and the payment shall be made by Bank Transfer to the Bank Account of the Complainant;

- b) That the Complainant shall send his Bank Account details to the Respondent through e-mail with copy to the Authority, within 3 days from the date of receipt of this Order of this Authority by e-mail;
- c) That if the Respondent fails to make payment as per the direction given at above, the Complainant is at liberty to file an Execution Proceeding as per the Execution and Regulation which is available in the Act/Rules & Regulation Section in the WBRERA Website.
- d) With the above direction the matter is disposed of;
- e) Let the copy of this Order be served to the parties immediately.



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority