

**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/COM-000089

Vinay Kumar Agrawal.....Complainant

Vs.

Greentech IT City Pvt. Ltd..... Respondent

| Sl. Number<br>and date of<br>order | Order and signature of Officer  | Note of<br>action<br>taken on<br>order |
|------------------------------------|---|--|
| 1<br>-----<br>04.05.2023           | <p>Complainant is present in the online hearing filing hazira through email.</p> <p>Advocate Ritaja Mukherjee is present on behalf of the Respondent. She is directed to send her hazira and vakalatnama through email to the Authority immediately after receiving this order by email.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant he has booked unit no.03-D3 on third floor in block no. 04 in 'Smart Residency' project situated in Greentech City at mouza – Bajetaraf, P.S – Rajarhat, District – North 24 Parganas, Kolkata – 700135. He had paid total amount of Rs. 15,36,364 (Rupees fifteen lakhs thirty six thousand three hundred sixty four only) towards the booking and subsequent installments. In line with the terms of the Agreement for Sale signed between the parties on 06.09.2013, the possession of the said unit was scheduled to be handed over within 24months</p> |  |

from the date of signing of the Agreement for Sale. It is now 114 months from the date of execution of the Agreement for Sale and the Respondent promoter is still not in a position to handover the possession of the said unit.

In this Complaint Petition the Complainant prays for the cancellation of his booking and refund of the complete amount paid by the Complainant along with interest @24% per annum as the Respondent had defaulted to deliver the possession of the said unit within the agreed time line.

After hearing both the parties, the Authority is satisfied to admit this matter for further hearing and order.

The Complainant is directed to submit his total submission regarding his Complaint Petition on a Notarized Affidavit annexing therewith notary attested supporting documents and a signed copy of the Complaint Petition and send the original Affidavit to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 15 days from the date of receipt of this order through email.

Complainant is directed to serve a scan copy of his affidavit along with annexure also to the advocate of the Respondent to the email id as mentioned below -

***ritaja.mukherjee29@gmail.com***

The Respondent is directed to submit his Written Response regarding the Complaint Petition on a Notarized Affidavit annexing therewith notary attested supporting documents, if any, and send the original to the Authority serving a copy of the

same to the Complainant, both in hard and soft copies, within 15 days from the date of receipt of the Affidavit of the Complainant.

Fix **05.07.2023** for further hearing and order.



(SANDIPAN MUKHERJEE)

Chairperson

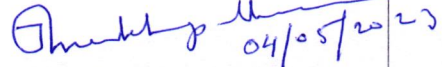
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority