

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

Complaint No.WBRERA/COM-000096

Abhijit Ghosh & Manasi GhoshComplainants

Vs.

Riverbank Developers Private Limited.....Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
01 <u>16.05.2023</u>	<p>Advocate Subrata Bhattacharjee is present on behalf of the Complainant filling hazira and vakalatnama through email.</p> <p>Advocate Debomita Sadhu is present on behalf of the Respondent in the online hearing. She is directed to send her hazira and Vakalatname for today's hearing through email to the Authority immediately after receiving this order.</p> <p>Heard both the parties in detail.</p> <p>As per the Complaint Petition, the case of the Complainants is that the Complainants were allotted an apartment bearing unit no. 12BC in the 12th floor in tower 18 together with a car parking space under booking no. B000003/01/869/15-16, in the project 'Hiland Greens Phase - II' of the Respondent Company on 16.08.2015. A tripartite Agreement was executed amongst the Complainants, the Respondent and the Respondent Bank that is HDFC Bank Ltd on 26.05.2016. It was stated in the said Agreement for Sale that the said apartment and parking will be delivered within 42 months from the date of allotment. The Respondent failed to deliver the possession of the flat along with the car parking space as per the Agreement for Sale</p>	

and the Respondent defaulted in his obligation.

In this Complaint Petition, the Complainant prays for the following reliefs –

- a. Refund of the entire amount of Rs. 42,95,432/- from the Respondent.
- b. Interest and Compensation as per RERA Act and Rules made thereunder.
- etc.

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.

The Complainant is further directed to submit a separate Notarized Affidavit praying for inclusion of the names of the other Respondents and also Complainants, if any, and send the 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 this order of the Authority through email.

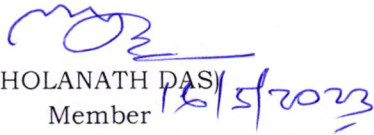
The Respondent is directed to submit his Written Response regarding the Complaint Petition on a Notarized Affidavit annexing therewith notary attested supporting documents, if any, and send the

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 **10.07.2023** for further hearing and order.

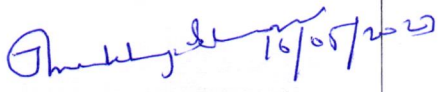


(SANDIPAN MUKHERJEE)
Chairperson
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority