

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

Complaint No.WBRERA/COM(PHYSICAL)000004

Gautam Ganguli and Barnali Ganguli Complainants

Vs.

Ideal Real Estates Pvt. Ltd..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
04 23.05.2023	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Respondent is absent in the online hearing despite due service of notice by post and also by email.</p> <p>Respondent has submitted a petition dated 20.5.2023 which has been received by the Authority on 22.05.2023. He has stated in this petition that the possession of the flat booked by the Complainant was delivered to him on 18.05.2023 as per the order of the Authority dated 10.04.2023.</p> <p>Complainant has confirmed at the time of hearing that he has received the possession of the flat on 18.05.2023.</p> <p>Respondent is hereby directed to handover possession of 2 (two) car parking, booked by the Complainant, complete in all respect, to the Complainant and also complete the other remaining works regarding the flat within two (02) months from the date of receipt of this order of the Authority by email.</p> <p>The Respondent is further directed to pay the interest @17.5785% on the pre-payment amount of Rs.66,38,865/- paid by the Complainant, for the period starting from March 2019 till date of possession that is till 18.05.2023.</p> <p>The Respondent is further directed to pay interest @SBI Prime Lending Rate +2% on the principal amount of Rs.</p>	

17,36,266/- (booking amount of Rs. 3,07,875/- + first installment of Rs.14,28,391/-), paid by the Complainant, starting from March 2019 till date of possession that is till 18.05.2023.

The Respondent is further directed to reimburse the Complainant of the amount of fine of Rs.9,220/- imposed by the Income Tax Department for not depositing TDS by the Respondent Company in due time, along with interest @18% per annum from 22.10.2020 till date of payment.


The Respondent is directed to make the payments as per the above mentioned 3 (three) directions of the Authority, within 45 days from the date of receipt of this order of the Authority by email.

Let copy of this order be sent to both the parties immediately by speed post and also by email.

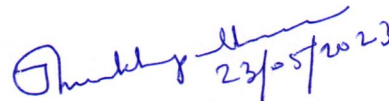
With the above directions this matter is hereby disposed of.



(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