

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

Complaint No. WBRERA/COM000337

Bengal Ambuja Housing Development Limited Complainant

Vs

Sujata Das..... Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
03 08.04.2024	<p>Mr. Rakesh Ranjan, AVP Legal (Mob. No. 9903192002 & email Id: rakesh1.ranjan@ambujanetia.com) of the Complainant is present in the physical hearing on behalf of the Complainant and signed the Attendance Sheet.</p> <p>Respondent (Mob. No. 9830339493) alongwith her Advocate Mr. Chiranjib Sinha (Mob. No. 9831681209 and email Id – sinhachiranjib1985@gmail.com) is present in the physical hearing filing vakalatnama and signed the Attendance Sheet.</p> <p>The Complainant–Promoter has submitted An Affidavit-of–Service dated 12.02.2024, which has been received by this Authority on 12.02.2024.</p> <p>Let the said Affidavit-of–Service submitted by the Complainant be taken on record.</p> <p>The Respondent submitted a Notarized Affidavit dated 12.02.2024, as per the last order of the Authority dated 06.02.2024, stating when and how she will make the payment of the due amount to the Complainant, which has been received by this Authority 12.02.2024.</p> <p>Let the said Affidavit of the Respondent-Allottee be taken on record.</p> <p>Heard both the parties in detail.</p> <p>The Respondent stated at the time of hearing that as on date an amount of Rs.17,13,904/- is due and payable by her. She proposed to make payments of the due amounts in 6(six) consecutive monthly installments.</p> <p>Complainant stated at the time of hearing that already two more invoices has become due which they have not raised till date. Complainant also stated that six (6) months time is not possible to be given to the Respondent to make payment of the due amounts.</p> <p>After hearing both the parties and after careful examination of the Affidavits</p>	

and documents placed on record, the Authority is of the considered opinion that the Respondent-Allottee intends to make the payment of the due amount but she require some more time to make the payment of the due amount. The Respondent prayed for 6 months time to make the payment but Complainant has not consented to this proposal.

After taking the views of both the parties the Authority is of the opinion that 4 months time that is 120 days can be allowed to the Respondent-Allottee to make the payment of the due amounts alongwith interest as per the Agreement for Sale and he is required to make payment of the forth coming demands of the Complainant-Promoter in due time.

Hence it is hereby


ORDERED,

- a) that the Respondent shall make payment of the due amounts alongwith interest as per the Agreement for Sale within a period of **120 days** from the date of receipt of this order of the Authority through email; and
- b) The Respondent shall also make payment of the forthcoming demands of the Complainant in due time; and

The Complainant is at liberty to file an Execution Application before the Authority, if the Respondent fails to comply the above mentioned directions of the Authority, after expiry of the stipulated time period of compliance.

With the above directions the matter is hereby disposed of.

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


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority