

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/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
01 <u>06.11.2023</u>	<p>Mr. Rakesh Ranjan being the Authorized Signatory of the Complainant Promoter Company is present in the online hearing on behalf of the Complainant filing hazira and authorization through email.</p> <p>Mr. Kanchan Chatterjee being brother of the Complainant Mrs. Sujata Das is present in the online hearing on behalf of the Complainant as Mrs. Das could not appeared today due to a medical emergency.</p> <p>Considering the ground of medical emergency of the Complainant Mrs. Sujata Das, his brother Mr. Kanchan Chatterjee is allowed to appear in today's hearing. He is directed to send his hazira through email to the Authority immediately after receiving this order through email.</p> <p>The Respondent is directed to appear on the next date of hearing either in person or through Advocate or Chartered Accountant in the online hearing.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant Promoter Company, the Allottee Respondent applied for allotment of an office space being unit no. ESBT5B1116 having carpet area of approximately 747 sq.ft. on the 11th floor of Tower / Building no. 5B of the Ecospace Business Towers alongwith one covered car parking space.</p> <p>By virtue of an allotment letter dated 12.01.2022, the Respondent was allotted the office space and pursuant to the allotment and upon receiving the booking amount of Rs.6,43,648/- , an Agreement For Sale dated 20.05.2022 was duly executed between the parties and registered.</p> <p>The Respondent failed / neglected to pay 3 numbers of consecutive invoices / demand notices raised by the Complainant in terms of the payment plan of the Agreement For Sale.</p> <p>As per the Complainant, the Respondent, therefore, was in clear default in terms of clause 9.3 (ii) of the Agreement For Sale and the Complainant issued a letter of termination of the Agreement For Sale to the Respondent with 30 days</p>	

clear notice in terms of clause 9.3 (ii) of the Agreement For Sale but the Respondent neither replied to the letter nor paid the dues within the notice period and total amount of dues is Rs.21,89,589/- with interest in terms of the Agreement For Sale.

The Complainant prays for the following reliefs :-

- a) To record the allotment of unit no. ESBT5B1116 as cancelled before the Authority; and
- b) To issue direction upon the Respondent to pay the amount of shortfall that is Rs.2,94,887/- and after 30.09.2023 an amount of Rs.5,08,975/-; and
- c) To allow the Complainant sign, execute and register a unilateral Deed of Cancellation in respect of the registered Agreement For Sale **since it is a legal requirement that a registered Agreement can be cancelled only by a registered Deed of Cancellation**; and
- d) To direct the concerned Registrar to register unilaterally the Deed of Cancellation in respect of the Apartment; and
- e) To permit the Complainant to re-allot the unit to any prospective allottee.

The brother of the Respondent present in the hearing stated that they will pay the dues to the Complainant Promoter Company within a period of 45 days and he requested the Authority for necessary permission in this regard.

After hearing the Complainant, the Authority is pleased to admit this matter for further hearing and order as per the provisions of section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions:-

Both the parties are directed to sit for a mutual settlement and try to arrive at a amicable settlement of the issues between them within a period of 45 days from the date of receipt of this order of the Authority by email and if they arrive at a mutual settlement they will submit a joint notarized affidavit signed by both of them containing the terms and conditions of the mutual settlement and send it to the Authority.

If they failed to arrive at a mutual settlement then both of them shall submit affidavit as per the following directions :-

The Complainant is directed to submit her total submission regarding her Complaint Petition on a Notarized Affidavit annexing therewith notary attested / self attested copy of 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 60 (sixty) days from the date of receipt of this order of the Authority by email.

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested / self attested

supporting documents, if any, and send the original affidavit to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within 15 (fifteen) days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **06.02.2024** for further hearing and order.

Sd/-  
(SANDIPAN MUKHERJEE)  
Chairperson  
West Bengal Real Estate Regulatory Authority

Sd/-  
(BHOLANATH DAS)  
Member  
West Bengal Real Estate Regulatory Authority

Sd/-  
(TAPAS MUKHOPADHYAY)  
Member  
West Bengal Real Estate Regulatory Authority

**Certified to be True Copy**

*date*  
06.11.2023

*Special Law Officer*  
West Bengal Real Estate Regulatory Authority