

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

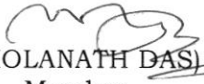
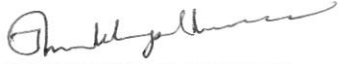
Complaint No. WBRERA/COM000907

Ambuja Housing and Urban Infrastructure Co. Ltd Complainants

Vs

Santosh Kumar Purohit.....Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 14.11.2024	Mr. Piyush Singhanian, GM-CRM alongwith Ms. Moumita Kundu, Sr. Manager Legal (Mob. No. 9903844131 & email Id: moumita.kundu@ambujaneotia.com) is present in the physical hearing on behalf of the Complainant filing Authorization and signed the attendance sheet. Advocate Mr. Sanjana Shaw is present in the physical hearing on behalf of the Respondent-Allottee filing vakalatnama and signed the Attendance Sheet. First hearing of the present case was held on 16.07.2024 but in the order sheet, the date of hearing has been mentioned as 11.07.2024 inadvertently which stands corrected. The Complainant submitted Affidavit as per last order of the Authority dated 16.07.2024, which has been received by the Authority on 20.09.2024. The Respondent did not submit his Affidavit in response to affidavit of the Complainant as per order of the Authority 16.07.2024. Heard both the parties in detail. The Respondent stated that they could not submit the Affidavit timely as his client is out of station and he prays for some more time to submit the same. He also stated that the Respondent is ready to take the possession of the flat after making all due payments with interest and prays 3 months time for the same. Complainant stated that instead of sending invoices time to time as per Agreement For Assignment, signed by the Respondent, they could not make the payment and ultimately the Complainant issued a letter of termination of the Agreement for Assignment with 30 days clear notice in terms of clause 9.3 (ii) of the Agreement for Assignment. After hearing both the parties, the Authority is of considered opinion that the Respondent clearly violated the Terms of Agreement for Assignment. But as the Respondent is ready to take possession of flat by paying the rest amount including interest, the Authority is hereby pleased to give following directions:-	

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| | <p>A. The Complainant shall send total outstanding dues, including delay interest, GST etc. to the Respondent and after receiving the same; the Complainant shall send his views and finalize the amount payable to the Complainant within 15 days from the date of receipt of this order of the Authority.</p> <p>B. After finalization of the amount, including delay interest, GST etc. to be paid by the Respondent, he shall make necessary arrangements for making payments of the entire amount within 3 months.</p> <p>C. Both the Complainant and the Respondent are at liberty to settle the matter mutually, and if settled, both shall send a notary attested joint Affidavit before the Authority in this respect.</p> <p>Fix 28.08.2025 for further hearing and order.</p> <p>Let copy of this order be served to both the parties immediately.</p> <div style="display: flex; justify-content: space-around; margin-top: 20px;"><div style="text-align: center;">
(BHOLANATH DAS)
Member
West Bengal Real Estate Regulatory Authority</div><div style="text-align: center;">
(TAPAS MUKHOPADHYAY)
Member
West Bengal Real Estate Regulatory Authority</div></div> | |
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