

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

Complaint No.WBRERA/COM-000088

Abhay Kumar PathakComplainant
Vs.
Riverbank Developers Private Limited..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
<p style="text-align: center;">2 ----- 05.07.2023</p>	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Advocate Anirban Chatterjee is present in the online hearing on behalf of the Respondent filing hazira and vakalatnama through email.</p> <p>Complainant submitted Notarized Affidavit dated 31.05.2023 containing his total submission regarding the Compliant Petition, as per the last order of the Authority dated 04.05.2023, which has been received by this Authority on 02.06.2023.</p> <p>Let the said Affidavit of the Complainant be taken on record.</p> <p>The Respondent submitted Written Response on Notarized Affidavit dated 05.07.2023, as per the last order of the Authority dated 04.05.2023, which has been received by this Authority on 06.07.2023.</p>	

Let the said Affidavit of the Respondent be taken on record.

Heard both the parties in detail.

The case of the Complainant is that he was allotted a flat bearing no. 7A4 in tower 43 in the project 'Hiland Greens Phase - 1' of the Respondent company on 01.03.2014 and possession was handed over to him on 27.11.2019. The final installment including registration charges was paid by the Complainant on 15.11.2019.

In this Complaint Petition the Complainant prayed for the following relief –

- a. Immediate registration of the flat.
- b. Interest on advance to be paid to the Complainant.
- c. Compensation for delay in registration of the flat and interest payment on advance payment to be made to the Complainant.

After hearing both the parties the Authority is pleased to give the following orders:-

(a) Respondent shall complete the registration of the Deed of Conveyance in favour of the Complainant within a period of **60 (sixty)** days from the date of receipt of this order by email; and

(b) Respondent shall pay interest at the rate as committed by the Respondent on the advance

payment made by the Complainant, on the date of registration.

(c) For Compensation for delay in registration, the Complainant may file an application before the Adjudicating Officer, to be appointed by the WBRERA Authority, as per the provision contained in section 71 of the Real Estate Regulation and Development Act, 2016.

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

With the above directions the matter is hereby disposed of.

(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority

(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority