

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

Complaint No.WBRERA/COM 000143

Gautam Kumar PathakComplainant

Vs

M/s. Sonartori Projects.....Respondent no.1

Team Taurus Realty & Infrastructure Private Limited Respondent no.2

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01(Execution) ----- 03.05.2024	<p>Today is the 1st day of execution hearing in this matter. The final order has been passed by this Authority on 12.10.2023.</p> <p>Complainant is present in the physical hearing and signed the Attendance Sheet.</p> <p>Advocate Masooma Khan is present in the physical hearing on behalf of the Respondent, filing vakalatnama and signed the Attendance Sheet.</p> <p>The Complainant has submitted an Execution Application dated 29.11.2023, which has been received by this Authority on 04.12.2023.</p> <p>Let the said Execution Application of the Complainant be taken on record.</p> <p>Heard both the parties in detail.</p> <p>The Complainant stated at the time of hearing that he neither received any refund amount from the Respondent Company nor he received any communication in this regard as per the last order of the Authority dated 12.10.2023.</p> <p>The Advocate of the Respondent stated at the time of hearing that the Respondent Company is running under acute financial crisis and it is not in a position to refund the amount including interest as per the final order of the Authority dated 12.10.2023 but the Company is ready to provide alternate accommodation in "ready to move position" to the</p>	

Complainant if he agrees.

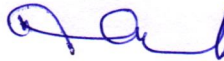
In reply the Complainant stated that though the principal amount was Rs.20,50,344/-paid by him but as on date it comes to around Rs.47.00 (forty-seven) lakhs with accrued interest and he is ready to take alternate flat in lieu of refund of principal amount alongwith interest, if the proposed flat is in "ready to move" condition and market value of the said flat must be around Rs.47.00 (forty-seven) lakhs.

The Advocate of the Respondent Company agrees with the proposal of the Complainant.

After hearing both the parties, the Authority is hereby pleased to direct both the parties to seat together, arrange for joint inspection and amicably settle the matter through mutual discussion, within **30 (thirty)** days from the date of receipt of this order through email, and submit a notarized **Joint Affidavit** to the Authority, containing the terms and conditions of the mutual settlement, signed by both the parties.

If the parties fail to arrive at a mutual settlement, the Authority shall take next course of action as per RERA Act and Rules.

Fix **28.06.2024** for next physical hearing and order.



(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority