

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

Complaint No. WBRERA/COM000341

Premlata Sethia..... Complainant

Vs

Greenfield City Project LLP.....Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 05.07.2024	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Chartered Accountant Mr. Amit Kumar Kedia (email id – ca.amitvkedia@gmail.com and amit@kcapl.com, Mobile – 9414046121) being Authorized Representative of the Respondent Company is present in the online hearing on behalf of the Respondent filing hazira and authorization through email.</p> <p>The Complainant submitted Notarized Affidavit dated 09.02.2024, containing her total submission regarding this Complaint Petition, as per the last order of the Authority dated 24.01.2024, which has been received by this Authority on 12.02.2024.</p> <p>Let the said Affidavit of the Complainant be taken on record.</p> <p>Heard both the parties in detail.</p> <p>The Authorized Representative of the Respondent Mr. Kedia stated that he has not received the Affidavit of the Complainant, therefore, he could not submit his Affidavit in due time. He prayed before the Authority to give necessary direction to the Complainant to forward her Affidavit to his email ids.</p> <p>Complainant stated that she has duly sent the hard copy of the Affidavit to the Respondent and it was received by the Respondent on</p>	

15.02.2024 and she has sent scan copy of her Affidavit to the email id of the Authorized Representative of the Respondent in the email id:- ca.amitvkedia@gmail.com on 13.02.2024.

The Authority is of the considered view that immediate possession of the flat booked by the Complainant is required to be delivered to him by the Respondent as registration of the Deed of Conveyance of the flat has been done long time back on 11.07.2022 and as per the Complainant all payments, dues were cleared by her on 03.05.2017. Therefore, Respondent should deliver possession of the flat booked by the Complainant immediately. Thereafter, the Authority shall consider whether any maintenance charges etc. is due and required to be paid by the Complainant on the basis of Affidavit submitted/to be submitted by the Parties and Respondent will be given the last chance to submit a Notarized Affidavit stating his response regarding the Complaint Petition and Affidavit of the Complainant, as per the last order of the Authority, stating specifically in the said Affidavit whether any payment/maintenance charges etc is due to be paid by the Complainant.

After hearing both the parties and after examination of the Affidavit of the Complainant, the Authority is hereby pleased to give the following directions:-

- a) Respondent shall deliver possession of the flat booked by the Complainant, complete in all respect, and in habitable condition to the Complainant within a period of **15 (fifteen) days** from the date of receipt of this order of the Authority by email; and
- b) Complainant shall send a scan copy of her Affidavit to the Authorized Representative of the Respondent Mr. Kedia to his email id's, as mentioned above, within **3 days** from the date of receipt of this order of the Authority through email; and
- c) Respondent is further 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 Affidavit (in original) to the Authority, serving a copy of the same to the Complainant, both in hard and scan copies, within

15 (fifteen) days from the date of receipt of the scan copy of the Affidavit from the Complainant as per the direction at (b) above.

Fix **06.09.2024** for further hearing and order.



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority