

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

Complaint No.WBRERA/COM-000069

Atanu DattaComplainant

Vs.

Riverbank Developers Private Limited..... Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
<p>Execution (01) ----- 29.11.2023</p>	<p>Today the matter is taken up for Execution hearing of the final order dated 05.07.2023 passed by this Authority in this Complaint Petition.</p> <p>Complainant is present in the online hearing filing hazira through email.</p> <p>Advocate Anirban Chatterjee (Mob. No. 9836700012 & adv.anirban1@gmail.com) is present in the online hearing on behalf of the Respondent filing hazira and vakalatnama through email.</p> <p>Heard both the parties in detail.</p> <p>The Complainant submitted a prayer dated 02.10.2023 for execution of the final order dated 05.07.2023 passed in this matter, which has been received by this Authority on 05.10.2023.</p> <p>Let the said application for execution of the Complainant be taken on record.</p> <p>Complainant stated at the time of hearing that he has not received any amount from the Respondent till date and therefore the Respondent has not complied the final order of this Authority passed in this matter on 05.07.2023 and he prayed for immediate complete execution of this order today before the Authority.</p> <p>Respondent stated that he require some more time to make the refund and prayed for necessary permission for payment of the amount as per the order dated 05.07.2023 in 8 (eight) instalments.</p>	

Complainant at the time of hearing stated that he wants to receive the payment from the Respondent in 2-3 instalments within a period of 2 months.

However, Complainant also stated that he will accept the payment as per the direction of this Authority and he requested that the payment by the Respondent is to be made under the supervision / review of this Authority.

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

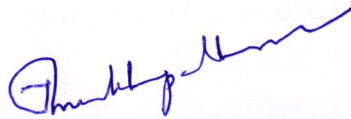
- a) Respondent is directed to submit a Payment Schedule on Notarized Affidavit, specifying the date and amount of each of the **8 (eight) installments**, by which they will make the payments (Principal Amount plus interest) as per the final order of this Authority dated 05.07.2023 and send the Affidavit (in original) to the Authority, serving a copy of the same to the Complainant, within 15 days from the date of receipt of this order through email; and
- b) Respondent is further directed to complete the payment in 8 (eight) equal consecutive monthly installments starting from **January, 2024 ending with August, 2024**; and
- c) Respondent is also directed to start payment from **January, 2024** as per the above directions given at (a) and (b) above; and
- d) If the Respondent fails / neglects to comply the above order of the Authority, penalty may be imposed upon the Respondent as per the section 38 read with section 61 of the Real Estate (Regulation and Development) Act, 2016, if the Authority thinks fit to do so on the next date of hearing.

The Authority shall review the matter on the next date of hearing.

Fix **03.04.2024** for further hearing and order.



(SANDIPAN MUKHERJEE)
Chairperson
West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)
Member
West Bengal Real Estate Regulatory Authority