

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

Complaint No. WBRERA/COM000257

Ratan Paul..... Complainant

Vs

Riverbank Developers Private Limited..... Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 07.03.2024	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Advocate Mr. Anirban Chatterjee (Mob. No.9836700012 &amp; Email Id: adv.anirban1@gmail.com) is present in the online hearing on behalf of the Respondent filing hazira &amp; vakalatnama through email.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant the fact of the case is that he has booked a flat in the project '<b>Hiland Greens Phase-II</b>' of the Respondent Company. The details of the said booking and other necessary information are given hereinbelow:-</p> <ol style="list-style-type: none"><li>1. Name of the Project: Hiland Greens Phase-II.</li><li>2. Flat No. : 4A5</li><li>3. Tower No. : 13</li><li>4. Name of the Allottee(s): Ratan Paul</li><li>5. Date of Allotment: 02.12.2014</li><li>6. Date of execution of the Agreement for Sale / GTC: 02.12.2014</li><li>7. Total amount paid by the Complainant till date: Rs.23.00 lakhs (approx).</li><li>8. Date of schedule delivery of possession of the flat as per Agreement for Sale / GTC: June, 2018</li><li>9. The Respondent failed to deliver possession of the flat within the schedule timeline.</li></ol> <p>The Complainant prays for the following relief in the Complaint Petition:-</p>	

The Complainant prays for immediate handover of possession of the flat booked by him alongwith interest for the delay period in giving possession.

After hearing both the parties, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions:-

The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested /self-attested supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within **30 (thirty)** days from the date of receipt of this order of the Authority by email.

The Complainant is further directed to send a scan copy of his affidavit to the email ID of the Advocate of the Respondent, as mentioned above.

The Respondent is hereby 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 soft copies, within **30 (thirty)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **16.05.2024** for further hearing and order.



(SANDIPAN MUKHERJEE)  
Chairperson  
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)  
Member  
West Bengal Real Estate Regulatory Authority