

Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park, Kolkata – 700 075.

Complaint No.WBRERA/COM-000087

Swapam PatraComplainant

Vs.

Riverbank Developers Private Limited..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
1 ----- 04.05.2023	<p>Complainant is present in the online hearing filing hazira through email. He is directed to submit his hazira through email to the Authority immediately after receiving this order through email.</p> <p>Advocate Roshni Deepta Acharya is present on behalf of the Respondent. She is directed to file her hazira and Vakalatnama through email to the Authority immediately after receiving this order through email.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant, he booked a flat bearing no. 10A2 at tower- 26 with a covered car parking bearing no. K615 in the project named 'Hiland Greens, Phase – 1' situated at Mahestala, Kolkata 700137 of the Respondent company and he was allotted the flat by allotment no- Hiland Greens/Allotment/AG/13-14/T-26/10A2 dated 01.03.2014.</p>	

As per paragraph 11 (a) of the Brochure the possession of the flat was schedule to be delivered to the Complainant on 01.09.2017 but after expiry of the schedule date of completion, on 18.02.2021 he received the possession of the flat but as per the Complainant the handing over of possession of the flat is not complete and it is a deemed possession due to non registration of the flat, not giving possession of covered car parking and registration thereof and not handing over the copy of C.C / O.C etc to the Complainant till date by the Respondent.

In this Complaint Petition, the Complainant prays for the relief of-

- a. Immediate registration of flat;
- b. Handover of possession of covered car parking and registration thereof.
- c. Handover of copy of C.C/O.C.
- d. Compensation etc.

After hearing both the parties, the Authority is satisfied to admit this matter for further hearing and order.

The Complainant is directed to submit his total submission regarding his Complaint Petition on a Notarized Affidavit annexing therewith notary attested supporting documents and a signed copy of the Complaint Petition and send the original Affidavit to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 15 days from the date of receipt of this order through email.

Complainant is directed to serve henceforth all his

communications to the following addresses and email id's of the Respondent also –

- a. Riverbank Developers Pvt Ltd, 1, New Bata Road, P.O.- Batanagar , P.S.- Mahestala, District – South 24 Parganas, Kolkata – 700140
- b. Postal address of the advocate of the Respondent-
Argus Partners, 27B Camac Street, Vinay Bhaban, Kolkata – 700016
- c. Email ID of advocate of the Respondent Smt. Rashni Deepta Acharya.- ***roshni.acharya@argus-p.com***

The Respondent is directed to submit his Written Response regarding the Complaint Petition and the Affidavit of the Complaint on a Notarized Affidavit annexing therewith notary attested supporting documents, if any, and send the original to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within 15 days from the date of receipt of the Affidavit of the Complainant.

Fix **05.07.2023** for further hearing and order.



(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority