

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

Complaint No. WBRERA/COM000474

Siddhartha Kumar TalukdarComplainant

Vs

Greentech IT City Pvt. Ltd.....Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 <u>26.06.2024</u>	<p>Complainant is present in the online hearing filling hazira through email.</p> <p>Respondent is absent in the online hearing despite due service of hearing notice to the Respondent through speed post and also by email.</p> <p>Let the track record of due service of hearing notice to the Respondent be kept on record.</p> <p>Heard the Complainant in detail.</p> <p>As per the Complainants, they have jointly booked one residential unit of Greentech IT City Pvt. Ltd, vide unit No- 'HA-S-11' on 2nd floor in Block No. 'HA' under the project name as 'ECOHOMES' at Mouza- Uttar Gazipur, P.S.- Kashipur, South 24 Pgs, W.B., as per Greentech IT City Pvt. Ltd. Vide Booking Letter Ref. No. GTC/2015/7744 dated 29.10.2015.</p> <p>As per the Respondent's Payment Schedule, the following payments were made to them by the Complainants:-</p> <p>a) Payment of Application Money Rs.1,00,000/-plus S. Tax amounting to Rs.3500/- i.e. total Rs. 1,03,500/- paid by cheque dated 05.06.2015.</p> <p>b) A 2nd payment was also made to GREENTECH complying their Payment Schedule of Rs.1,51,200/-plus S. Tax amounting to Rs.5000/- i.e. total Rs.1,56,492/-on 04.11.2015.</p> <p>After making both the payments no further demand for payment came to to the Complainant from GREENTECH IT CITY PVT. LTD. On inquiry about the progress of the building, they used to tell the Complainants stories like Rain problem, pilling will start soon etc. but no activity of the construction at the site was seen till 2019. During 2020 it was heard that 'ECHOHOMES' project was cancelled and the money of investors would be refunded soon. The shame less developer Greentech IT City Pvt. Ltd. is still holding my hard earned money till date and keeping complete silence on the money refund matter.</p> <p>The Complainants pray before the Authority for the following reliefs:-</p> <p>1. The Respondent should return their principal amount with interest</p>	

since the date of payment till disbursement of payment without further delay.

2. The Respondent should also pay me an additional amount of Rs.1,00,000/-(one lakh) only on account of expenses of this case and towards other miscellaneous expenses and unnecessary harassments they imposed on them.

3. They must return all their money at a time and not in parts.

The Complainant stated at the time of hearing that his wife named as Nandini Talukdar as well as co-applicant has died few months ago.

After hearing the Complainants, 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 this Complaint Petition on a Notarized Affidavit annexing therewith notary attested /self-attested copy of 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 scan copies, within **15 (fifteen)** days from the date of receipt of this order of the Authority by email.

The Complainant is further directed to submit the detailed information regarding the death of the co-applicant and annexing a copy of the death certificate of his wife with his affidavit.

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 copy of 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 Affidavit of the Complainant either by post or by email, whichever is earlier.

Fix **10.09.2024** for further hearing and order.


(TAPAS MUKHOPADHYAY)
Member
West Bengal Real Estate Regulatory Authority