

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

Complaint No. WBRERA/COM000165

Shova Ghosh Complainant

Vs.

Bengal Shapoorji Housing Development Pvt. Ltd..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
02 26.09.2023	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Mr. Shourya Sinha Authorized Representative of the Respondent Company is present in the online hearing on behalf of the Respondent filing hazira through email.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant she has booked an Apartment bearing no. H/109/1202 (Spriha) at Sukhobrishti, Phase 9, situated at Plot No. E-1/E-2, Action Area -III, New Town, Kolkata - 700 156 of the Respondent Company through provisional letter of Allotment issued on 09.08.2019. Total cost of the said Apartment is Rs. 32,80,610/-. Till date she has paid Rs.5,69,464/-to the Respondent Company. She stated at the time of hearing that the Agreement for Sale has been executed between the two parties on 07.08.2023 but till date she has not received the copy of the Agreement for Sale from the Respondent Company.</p> <p>The Complainant prayed before the Authority for the following reliefs:-</p> <p>a) Making arrangement for registration of Agreement for Sale/Sale Deed/Deed of Conveyance (on payment of outstanding amount of consideration), in accordance to the stage of completion of said project.</p> <p>b) Allotment of one parking space for four-wheeler by immediate withdrawal of the obnoxious and illegitimate Provisional Allotment letter for four-wheeler open parking dated 28.10.2022.</p>	

c) Interest on amount of Rs.5,69,464/-which has already been paid, calculated from lapse of 30 days from the date of issuance of Provisional Letter of Allotment till the date of Registration of Agreement for Sale/Sale Deed/Deed of Conveyance, at the rate of interest permissible under the provisions of law.

After hearing both the parties, the Authority is pleased to admit this matter for further hearing and order and give the following directions:-

The Complainant is directed to submit her total submission regarding her 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 (fifteen)** days from the date of receipt of this order through email. Complainant is directed to state the reliefs specifically in her affidavit which she is claiming before the Authority at the time of hearing.

The Complainant is further directed to send a scanned copy of her affidavit also to the Advocate of the Respondent through email to the following email ID -

shourya.sinha@shapoorji.com

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 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 (fifteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **09.11.2023** 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