

Greenfield Elegance HIG Project.

We the purchaser of Flat 4B, Block PLUSH, noticed certain deviations/ irregularities from the Brochure, drawings, draft deed of Conveyance (available in WBHIRA website) and new draft deed of conveyance (which is not available with WBHIRA website) are listed below-

Sl.No	Deviations/ irregularities	Reference documents	Complainant prayer
1	<p>The BGHDCL completely ignored and dishonour the rules and regulation of the Act and failed to provide such information's /sanction plans to the purchaser, even after several follow up by the individual purchaser. (email attached)</p> <p>A colour brochure is provided at the time of booking of apartment only by their authorized real estate agent NK Realtors.</p>	<p><u>Referring to the clause of WBHIRA Act 2017 - FUNCTION AND DUTIES OF THE PROMOTERS, chapter –III, clause no 3(a)</u></p> <p>The promoter at the time of booking and issue of allotment letter shall be responsible to make available to the purchaser, the following information's, namely:-</p> <p>a) Sanction plans, layout plans along with specifications approved by the competent authority by display at the site or such other place as may be specified by the regulations made by authority:"</p>	<p>We the purchasers only came to know about some of the valuable documents through WBHIRA website https://hira.wb.gov.in/</p> <p>a) Site plan drawing. SKB/BGHDCL/GE/MP-001. Sheet No-01 of 18.</p> <p>b) Sale agreement format.</p> <p>c) Deed of conveyance format.</p> <p>No other information/ drawings provided by the Developers/Promoter.</p> <p>It is requested to WBHIRA to take appropriate action against the Developer/ Promoter for ignoring such rules and regulation of WBHIRA act.</p>
2	<p>Developer/Promoter BGHDCL failed to provide any calculation in support of 72% open and Green spaces of the HIG complex.</p>	<p>Information available in Greenfield Elegance website http://www.greenfieldelegance.in/</p>	<p>It is requested to WBHIRA to take appropriate action so that Developer/ promoter provide a copy of the calculation in support of 72% open and Green space.</p>
	<p>These two complex (HIG and MIG/LIG) are having separate Entrance gate and Exit gate.</p>	<p>a) Ground Floor Plan drawing of Colour</p>	<p>A partition wall is required to avoid any conflict of interest among the different</p>

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3	<p>A clear separation is marked in the drawings between HIG and MIG LIG Complex. But in reality, no partition wall is noticed.</p> <p>This will ensure that HIG common area as described under schedule C of Deed of conveyance and documented with WBHIRA, the right to use by HIG Owners only along with various other amenities and facilities.</p>	<p>Brochure</p> <p>b) Drawing no- SKB/BGHDCL/GE/MP-001. Sheet No-01 of 18</p>	<p>income Group of purchasers.</p> <p>Each Income Group shall enjoy the respective facilities, amenities as documented with WBHIRA.</p> <p>It is requested to WBHIRA to take appropriate action, so that Developer/ Promoter immediately construct a partition wall.</p>
4	<p>The Developer/ Promoter has issued possession/ handover letter to the purchasers and confirming the readiness of the flat with basic infrastructures. The other facilities and amenities of the complex will be ready in due course (Letter copy attached).</p> <p>The project status is still showing in WBHIRA as “ UNDER CONSTRUCTION”. No status of approval is available in WBHIRA website.</p>	<p>The West Bengal Housing Industry Regulation Rules-2018, No-WB(Part-I)/2018/SAR-249. Chapter-IV, Section 17 (d) and 17 (e).</p>	<p>It is requested to upload the documents in WBHIRA website for our reference and records as referred in Chapter-IV, section 17.</p>