

## HIRA Case Details Plush4B, Greenfield Elegance

I, the purchaser of Flat 4B, Block Plush. I booked with Rs.1Lakh on **11/05/16** with an estimated project completion date of **Dec 2018** and having paid the penultimate demand by **Mid-2018**, we have recently (i.e. **16/09/2020**) been issued final demand while **project is still WIP** in terms of apartment and committed amenities and has been already long delayed (**by 2 years now**), with no interim communication from the builder about completion the same and **no responses to e-mails/registered mails ( Annexure – F (Email Communication to Greenfield)** sent in this regard.

Furthermore, as registration has been delayed, with SBI (owning the home loan) we are not in a position to re-negotiate the loan terms (particularly EMI) as the disbursement was less than initially estimated and we have funded upfront more. Also there is a risk of increased interest rate leading **up to 18% (Annexure C: SBI Bank Notice for Title Deed is attached) considering the loan stands unsecured (as deemed by SBI)** and bank has served several notices which the builder is as well aware of.

We have also noticed certain deviations/ irregularities from the Brochure, drawings and plans initially shared with us during booking. The per square feet charges are high for HIG compared to MIG & LIG and there were commitment made for more than 72% open space, exclusivity of HIG space like Lawn and park including a fencing between MIG/HIG refraining the MIG owners to use HIG designated space and this actually motivated us to purchase a flat in Greenfield Elegance, but it seems without any intimation and update the changes has been made which is not acceptable (**Annexure- Anomalies is attached**). Aforementioned changes which I have witnessed during my multiple site visits, are not acceptable to me.

### **Expected Resolution:**

As mentioned under **section 11 of the Allotment Letter** that builder will be liable to pay penalties for the delays **over 42 months** (i.e. 36 Months from the Allotment letter issue date + 6 months grace period) on the amount paid (**18%** on paid amount) thus far, as it stands this period is crossed on **11/11/2019** and hence we request the **builder to pay the penalties due**.

Also , in case the amenities (cost barring Apartment + Car park + Club) are not fully usable, we would either like to hold the payment for the same or if paid would like a penalty to be negotiated and paid for the duration the same has been paid but not handed over.

Also It is requested to WBHIRA to take appropriate action and advise the Developer/promoter Bengal Greenfield Housing Development Corporation Limited to stop for preceding the registry until all issues raised by HIG owners like me are resolved and flat owners are entitled all amenities as per the sale commitment or presented at the time of sale.

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**Builder Address:** Hi tech Chambers, 7th floor, 84/1B. Topsia Road (South), Kolkata -700046. Phone no- 033-40049601/40049602