

**ORDER SHEET**

**WEST BENGAL HOUSING INDUSTRY REGULATORY AUTHORITY**

Complaint No. COM-000313 of 2020

Sandip Priyadarshi.....Complainant

AND

Vedic Village Realty Pvt. Ltd.....Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action  Taken on order
1 ----- 13-08-2020          Dictated & corrected by me	<p>Complainant is present in the online hearing and sent his hazira through email.</p> <p>Ld. Advocate of the Respondent Smt Ipsita Mukherjee is also present in the online hearing filing vakalatnama and hazira.</p> <p>Heard both the parties in detail.</p> <p>The case of the complainant is that he booked in December,2014, a 2 BHK flat in the project named IVY Greens of the Respondent Promoter Company. He was supposed to get the possession in three years after the booking with additional 6 months as grace period. He has made a total payment of more than Rs.10 lakhs till date to the Respondent in this regard. An Agreement for Sell was signed between the parties in this respect. It is claimed by the Complainant that progress of the project was not at all according to the assurance and the timeline as agreed between the parties . Therefore,both the parties were mutually agreed and a cancellation agreement</p>	

was made between them on 25th September,2019 clearly mentioning the timelines of refunding. According to the cancellation agreement, the Complainant was supposed to get the full refund within March,2020 but till date he has received only 10% of the principal amount.

Ld. Advocate of the Respondent prayed for some time to file the Written Response on Affidavit.

After hearing both the parties, this Authority is satisfied to proceed for further hearing in terms of Rule 36(2)(e) of WBHIRA Rules, 2018 and accordingly Complainant is directed to submit on Notarized Affidavit the submissions made by him today at the time of hearing attaching therewith a copy of the signed Complaint petition and self attested photocopies of supporting documents e.g Advertisement of the project,brochure of the project, allotment letter,General Terms and Conditions,Agreement for Sell, money receipts,Cancellation Agreement signed on 25.09.2020 correspondences between the parties and any other supporting documents which he has in his possession, to the Authority by speed post and also via email with copy of the same to the Respondent in the same way, within one week from the date of receipt of this order via email.

The Respondent is directed to submit Written Response to the Complaint Petition on Notarized Affidavit containing therewith also the Refund Schedule with Specific Dates and Amount of refund, by speed post and also by email to this Authority and send a copy of the same to the Complainant in the same way, within three weeks from the date of receipt of this order via email.

Dictated  
& corrected by  
me

Fix 22/09/2020 for further hearing and orders of this matter.

Sd/-  
(HAR GOBIND SINGH)  
Member

West Bengal Housing Industry Regulatory Authority

Sd/-  
(SANDIPAN MUKHERJEE)  
Chairman

West Bengal Housing Industry Regulatory Authority

Certified to be True Copy.

*Soma De*

**SOMA DE, WBSL**  
**Special Law Officer**  
**Housing Industry Regulatory Authority**  
**West Bengal**