

ORDER SHEET

**WEST BENGAL HOUSING INDUSTRY REGULATORY AUTHORITY**

Complaint No. COM-000022 of 2018

Mr. Amit Saha.....Complainant

AND

Ruchi Realty Holdings Ltd. ....Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action Taken on order
5 <i>06.09.2019</i>	<p>An online complaint was received as per Section 31 of the West Bengal Housing Industry Regulation Act, 2017 vide <b>Complaint No COM-000022, dated 20.12.2018</b> at the W B Housing Industry Regulatory Authority from Complainant <b>Mr. Amit Saha, Swabhumi Apartment, English Bazar, Maldaha – 732103</b> against the Respondent <b>Ruchi Realty Holdings Ltd, 54/10 D C Dey Road, Near ITC Sonar Bangla off EM Bypass, Kolkata - 700015</b> and as per Rule 36 of the West Bengal Housing Industry Regulation Rules, 2018 an enquiry was initiated for the alleged contravention and the Respondent and the Complainant were directed to appear before the Authority.</p> <p>Accordingly, after hearing the Complainant appeared but the Respondent was absent, the matter was disposed of by the Authority vide Order <b>Dtd. 31.05.2019</b> (henceforth said order) directing the Respondent shall refund the booking amount of Rs.18,42,594.96/- with the interest at the rate of @18% per annum from the date of payment made till 01/06/2018 i.e, the date of commencement of the West Bengal Housing Industry Regulation Act, 2017 and after 01/06/2018 the Respondent shall pay interest at the rate of State Bank of India prime lending rate plus @ 2% per annum as per section 18 of the West Bengal Housing Industry Regulation Rules, 2018. The aforesaid refund along with interest shall be paid by the Respondent within 45 days from the date of communication of this order.</p> <p>Further, it has been reported that in spite of proper communication of the aforesaid order of the Authority which has been received by the Respondent on <b>01.06.2019</b>, the said order of the Authority has not been complied with.</p> <p>Therefore, the Respondent is hereby directed to show cause within 7 days from the date of receipt of this order why necessary steps shall not be taken against the Respondent as per Rule 28 of the West Bengal Housing Industry Regulation Rules, 2018 read with Section 40 (2) of the West Bengal Housing Industry Regulation Act, 2017 for execution of the said,order dated <b>31.05.2019</b>.</p>	<i>dispatched on 17.9.19</i>

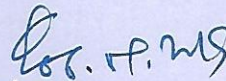
Dictated & corrected by me



The Complainant shall have the liberty to take necessary steps for execution of the said order dated **31.05.2019** to the appropriate civil court as per Rule 28 of the West Bengal Housing Industry Regulation Rules,2018

Let the copy of the order be communicated to both the parties

Dictated  
& corrected  
by me



Designated Authority,  
Housing Industry Regulatory Authority