

ORDER SHEET

WEST BENGAL HOUSING INDUSTRY REGULATORY AUTHORITY

Complaint No. COM-000024 of 2018

Kritanjali Banerjee.....Complainant

AND

Riverside Developers Pvt. Ltd..Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action Taken on order
4 ----- 24-05-2019	<p>An online complaint was received as per Section 31 of the West Bengal Housing Industry Regulation Act, 2017 vide complaint No. COM-000024 dated 28/12/2018 to the WB Housing Industry Regulation Authority from Complainant Kritanjali Banerjee of 31/1 UK Datta Road, Spandan Apt, 3rd Floor, Dum Dum Cantt, Ultadanga, Kolkata – 700028 and as per Rule 36 of the West Bengal Housing Industry Regulation Rules, 2018, NOTICE was issued for the alleged contravention and Respondent and the Complainant were directed to appear for hearing at the Office of the WB Housing Industry Regulatory Authority along with the relevant documents on 10/01/2019.</p> <p>On 10/01/2019, Ld. Advocate on behalf of the respondent appeared and filed vakalatname. The complainant did not appear.</p> <p>In the complaint, the complainant stated that the complainant booked one flat at Hiland Green, Maheshtalla . Later on the respondent offered flat in Hiland Area and finally in Hiland Green Phase-1-Kolkata, the respondent, declared size of the flat was 712 sq.ft. However, while handover the total carpet area of the flat was found only 448 sq.feet. The complainant have paid Rs. 19,50,000 to the respondent @ 2500/- for 712 sq.feet. So the complainant have been deprived of 264 sq.feet of the flat area. Amount of this works out to Rs. 6,60,000/- (Excluding Duties & Taxes) (264 Sq.ft. X Rs. 2500/- sq.ft). Apart from</p>	

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this the complainant charged Rs. 1,14,000/-extra money for electrical, which was not agreed initially and was not advertised in local dailies.

The respondent submitted that the phase of the project against which this complaint is made has already been completed and completion Certificate has already been granted by the "Maheshtala Municipality" on 10/01/2018. Hence, the complainant does not come under the purview of West Bengal Housing Industry Regulatory Act, 2017.

The respondent submitted the Completion Certificate dt.10/01/2018, however, it is not clear from the said Completion Certificate that the present complaint is in respect of the phase of the project for which the said Completion Certificate has been granted.

Accordingly, the respondent is directed to file reply with supportive documents in respect of their claim in the next date of hearing.

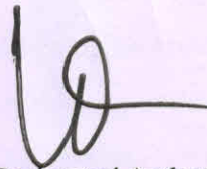
The next date of hearing was fixed on 7/2/19.

No hearing was held on 7/2/19. The next date of hearing was fixed on 12/3/19.

On 12/3/19, the Respondent appeared for hearing. The Respondent prayed for time to file affidavit. Accordingly the next date of hearing was fixed on 24/05/19.

On 24/05/19, none of the parties appeared for hearing.

The next date of hearing will be fixed in due course.



Designated Authority,

Housing Industry Regulatory Authority


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