

**ORDER SHEET**


**WEST BENGAL HOUSING INDUSTRY REGULATORY AUTHORITY**

**Complaint No. COM-000261**

**Arindam Mitra.....Complainant**

**AND**

**Janapriyo Real Estate Pvt Ltd.....Respondent**

Sl. Number and date of order	Order and signature of Officer	Note of action Taken on order
1 ----- 20-02-2020  Dictated & corrected by me 	<p>Complainant is present filing hazira.</p> <p>Ld. Advocate of the Respondent Shri Manankar Ray is present filing Vakalatnama.</p> <p>Heard both the parties .</p> <p>The case of the Complainant is that she booked a plot bearing number-27 on 26.08.2014 in the project named “ Development of a Mini Township in Shyamnagar” beside the Kalyani Expressway in the North 24 Paraganas district of West Bengal by payment of total consideration money of 5,30,000/- on 28.08.2018. The respondent was agreed to deliver possession of the plot by necessary development as agreed upon between the parties within 48 months from the date of booking. Agreement for Sale executed between the parties in this regard has been was executed on 10.10.2014.</p> <p>Till date the Complainant did not get the possession from the Respondent as agreed upon between the parties. As per the Complainant correction of ‘Draft Sale Deeds’ were going on from both sides. All of a sudden the</p>	

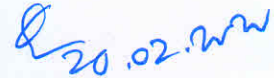
Respondent cancelled the Sale agreements on 25.03.2018 and forfeited the entire amount paid by the Complainant.

The Complainant prays for refund of the total money paid by her to the Respondent alongwith interest and compensation.

This Authority is prima facie satisfied that the Authority to proceed further as per Rule 36(2) of the WBHIRA Rules,2018 as there are sufficient grounds. Decision of cancellation is required to be examined in terms of section 11(5) of the WBHIRA Act, 2017.

The Respondent is directed to submit Written response on Affidavit before the next date of hearing serving copy to the Complainant.

Fix 08.04.2020 for further hearing and orders.



(ONKAR SINGH MEENA)  
Designated Authority,  
Housing Industry Regulatory Authority,  
West Bengal.

Dictated  
& corrected  
by me

