

ORDER SHEET


WEST BENGAL HOUSING INDUSTRY REGULATORY AUTHORITY

Complaint No. COM-000263

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 he booked a plot bearing number-232 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 11,54,400/- . The Complainant paid the entire consideration money.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 in the year 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</p>	

Dictated
& corrected
by me

'Draft Sale Deeds' were going on from both sides. All of a sudden the Respondent cancelled the Sale agreements and forfeited the entire amount paid by the Complainant.

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

This Authority is prima facie satisfied that the Authority can proceed for hearing of the case as per Rule 36(2) of the WBHIRA Rules,2018 as there are sufficient grounds.

Complainant is directed to send the Respondent signed copy of the Complaint petition alongwith annexures to the Respondent within 7 days from today and file the service return on the next date.

The Respondent is directed to submit Written response on Affidavit before the next date of hearing serving copy to the Complainant alongwith proposal for Schedule of Refund ,if any.

Fix 08.04.2020 for further hearing and orders.

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