

**ORDER SHEET**

**WEST BENGAL HOUSING INDUSTRY REGULATORY AUTHORITY**

**Complaint No. COM-000378**

**Gaurav Vimal.....Complainant**

**AND**

**Ideal Real Estates Pvt. Ltd.....Respondent**

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
1 ----- 05-10-2020	<p>Complainant is present in the online hearing and sent his hazira through email.</p> <p>Authorised representative of the Respondent Shri Anuj Tulsyan is also present and sent his hazira and authorization through email.</p> <p>Heard both the parties in detail.</p> <p>The case of the Complainant is that he booked a unit worth Rs.7287485/- in the project "Ideal Greens" being developed by the Respondent. He booked a flat on 03/09/2014 by paying a booking amount of Rs.309270/- He was allotted unit bearing 9-E on 9<sup>th</sup> floor in tower IVY/9E at measuring with the area 1340 sq ft. vide allotment letter dated 03/09/2014. Complainant claimed that by 23/09/2014, the Respondent collected the entire amount towards the consideration of the unit. The agreement for sale was executed on 04/04/2015 as per clause 9.5 of the agreement possession of the unit was promised to be delivered to the Complainant on or before April 2018 along with a grace period of 12 months. The Grievance of the Complainant is that the</p>	

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Respondent despite receiving the entire amount towards the total consideration of the unit from the Complainant has failed to hand over the possession of the unit till date.

The Complainant claimed immediate full refund of the total amount of Rs.7284361/- paid by the Complainant along with a penal interest 18% per annum.

Authorized representative of the Respondent submitted that there is a scope of amicable settlement of the matter with the Complainant by mutual discussions. He prays for sometime for amicable settlement of the matter.

Complainant agrees to the proposal of the Respondent at the time of hearing.

After hearing both the parties Authority satisfied to admit the matter for further hearing as per Rule 36(2) of WBHIRA Rule, 2018 and as per consent of both the parties they are directed to try for amicable settlement of the matter by mutual discussion within one month from the date of receipt of the order by mail and submit to this Authority the mutual settlement on affidavit if they succeed to come to a amicable settlement.

Fix 26.03.2021 for further hearing and order.

sd/-

(HAR GOBIND SINGH)  
Member

West Bengal Housing Industry Regulatory Authority

sd/-

(TAPAS MUKHOPADHYAY)  
Member

West Bengal Housing Industry Regulatory Authority

certified to be true copy.

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