

ORDER SHEET

WEST BENGAL HOUSING INDUSTRY REGULATORY AUTHORITY


Complaint No. COM-000016 of 2018

Shri . Umesh Kumar SharmaComplainant

AND

Shri . Arnab RoyRespondent

Sl. Number and date of order	Order and signature of Officer	Note of action Taken on order
3 ----- 15-03-2019	<p>An online complaint was received as per Section 31 of the West Bengal Housing Industry Regulation Act,2017 vide complain. No. COM-000016 dated 21/11/18 to the WB Housing Industry Regulation Authority from Complainant Mr. Umesh Kumar Sharma of 62/60, Senhati Colony, Abhilasha Apartment, Behala, Kolkata-700034 and both the respondent and the complainant were asked to appear for hearing on 18/12/2018 and 29/01/2019 and 19/02/2019.</p> <p>The Complainant in his complaint stated that before booking a flat in Evanie Econest, the Complainant visited the site Econest and the representative of the Respondent showed land where project will be built, and said that construction will start after Durga puja 2017. The Complainant in his complaint has also stated that the Respondent mentioned few banks for approval like AXIS Bank, Punjab National bank etc and said SBI approval will be done after Durga Puja 2017. Accordingly, the Complainant booked flat on 27th August 2017 but the Complainant did not go for agreement for sale and told the Respondent that when project Econest loan will be approved by SBI, HDFC then the Complainant will execute the agreement. The Complainant has waited till around 15 months for bank approval and every time Respondent said loan will be done next by two months but on 24th Dec the Respondent called the Complainant for lottery and announced that the project will be delayed by one year and hand over will be done on 2021 instead of 2020.</p>	


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Accordingly, the Complainant sought full refund of the booking amount.


On the dates of hearing, ie on 18/12/2018 and 29/01/2019 and 19/02/2019, both the respondent and the complainant were absent.

It is a fact that the Complainant has informed this Authority vide email dated 11/02/2019 that the Respondent has already refunded the full booking amount and the issue has been resolved and the Complainant has no further issues with the Respondent and requested to close his Complaint no. COM-00016. The complainant further stated in his e-mail that the Government took good steps to resolve Real Estate related issues.

Accordingly, after considering the facts and the documents in respect of the present complaint, the Authority is of the opinion that the Complaint has been resolved between the parties and the complainant has no further issues with the respondent.

The complaint, therefore, is dismissed as withdrawn.

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Designated Authority,
Housing Industry Regulatory Authority
&
Secretary, Housing Department