

West Bengal Real Estate Regulatory Authority
Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park, Kolkata- 700 075

Complaint No. WBRERA/COM 001346

Ananda Samanta Complainant

Vs

Realtech Nirman Private Limited Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 04.09.2025	Complainant is present in the hearing physically and signed the attendance sheet. Mr. Aman Jaiswal, Operations Manager, and Ms. Neha Gupta are present in the hearing on behalf of the Respondent Promoter Company through online mode by filing hazira and authorization through email. Heard both the parties in detail. As per the Complainant he has booked a flat in the project "Hijibi" of the Respondent in the year 2022 entering into an Agreement for Sale on 23.10.2020. As per Agreement the stipulated date for handing over the possession was 31.12.2022 but till now the project is incomplete. Installation of transformers etc. is yet to be done by the Respondent. Due to acute accommodation problem the Complainant was compelled to undertake the Execution of Conveyance Deed on August, 2025 and residing in the flat but he is facing huge problem due to incomplete infrastructure of the project. The Complainant prays for relief of installation of transformers, lift, and completion of fire fighting system, micro tunneling woks, main entrance clearance and completion of pending internal works. After hearing the Complainant, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions: - The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 14 (fourteen) days from the date of receipt of this order of the Authority by email. The Respondent is hereby directed to submit their Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested supporting documents, if any along with pictures of the area around the flat and the amenities as committed by the respondent in the	

Agreement for sale to the complainant , and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within **14 (fourteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **after 6(six) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority