

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

Complaint No. WBRERA/COM 001347

Krishnendu Datta 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 Agreement, the project "Hijibiji" was promised to deliver by December, 2022, but the same is not yet completed. The Complainant along with his wife booked a Flat in the project, on April, 2019, (Flat-C Block-6, 4th Floor) entering into an Agreement for Sale on 22.04.2019 the Complainant already made payment amounting to 90% of the total consideration value. There is no communication received from the builder regarding the tentative date of final handover of the Flat. The Complainant prays for relief of early completion of the flat as well as all works of the project registration of conveyance Deed and compensation as per agreement as per Agreement for Sale for the delayed period. The Respondent stated that they will complete the works by 31st December, 2025. 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, 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. With their Affidavit the	

Respondent shall also enclose photographs of the exterior as well as interior of the flat booked by the Complainant. Respondent is further directed to enclose the self attested document/s issued by him acknowledging and informing the complainant homebuyer of the delay in the completion and delivery of the flat and reasons for the delay

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