

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

Complaint No. WBRERA/COM 001302

Subhas Roy Complainant

Vs

Kaberi HalderRespondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 30.07.2025	Complainant is present in today's hearing through online mode. Respondent is absent in today's hearing, without any intimation, despite due service of hearing notice through email. Heard the Complainant in detail. As per Complainant, he had a plot at Kalyani town under Kalyani P/S bearing plot no B/11/108 measuring 532.97 square meter (7.96 katha). He entered into an agreement with Shri Siddheswar Halder S/O Upendra Nath Halder of B/5/32, Kalyani, P.S kalyani on 29.12.2019 to the effect that Shri Halder would form a cooperative society by 31.12.2020 for construction of a multistoried building comprising several flats. Accordingly Shri Halder formed a cooperative society named "Lila Housing Cooperative Society" on 31.10.2023 and made his wife Smt. Mithu Halder the Chief promoter instead of himself and Kaberi Halder as Chairman with registration no.14/2023-24 dated 31.10.2023. The Complainant also stated that the building has already been completed and all the flat owners took possession of their flats but the quality of the construction work was very poor in all respect. The project has not been registered with the Real Estate Regulatory Authority as per relevant sections of the Real Estate (Regulation and Development) Act, 2016. He prays before the Authority for taking actions against the said cooperative society for not registering the project under Real Estate (Regulation and Development) Act, 2016. After hearing the Complainant, the Authority is of the opinion that the said cooperative might have violated the relevant provisions of Real Estate (Regulation and Development) Act, 2016 for not getting the project registered with RERA and therefore, the Authority is hereby pleased to give the following directions: - The Secretary, WBRERA is hereby directed to initiate separate proceeding against the said Cooperative Society for non registration of the project under section 3 of RERA (Regulation and Development) Act, 2016. With this direction the instant matter is hereby disposed of.	

Let copy of this order be served to both the parties immediately.



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority