

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

Complaint No. WBRERA/COM (Physical) 000299

Mr. Subham Gupta & Mrs. Mukto Gupta Complainant

Vs

Ideal Aurum Nirman LLP Respondent 1

Exult Realty Pvt. Ltd. Respondent 2

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 30.07.2025	Advocate Md. Abdur Rakib (mobile no:- 9593589087 and email id:- rakibadvocate@gmail.com) is present in today's hearing physically on behalf of the Complainant, filing vakalatnama and signed the attendance sheet. Advocate Khushi Khaitan (mobile no:- 9474699074 and email id:- khushi@legaloptions.in) is present in today's hearing on behalf of the Respondent "Ideal Aurum Nirman LLP" through online mode filing hazira and vakalatnama through email. No one has appeared today on behalf of "Exult Realty Private Limited", despite due service of hearing notice by speed post. Heard both the parties in detail. As per the Complainant, he booked a flat with car parking space in the project "Ideal Aurum" of the Respondent and entered into an Agreement for Sale. In spite of paying the entire consideration value the Developer could not be able to provide Completion Certificate. A lot of works in the project are yet to be completed. Construction of car parking on different categories as committed has not been commenced yet. In addition to it a lot more works are to be completed by the Developer, for which, the Complainant is highly suffering. The Complainant also stated that a possession notice has been issued by Yes Bank Limited following the disputes between the Respondent "Ideal Aurum Nirman LLP" and the concerned Bank through which they declared to take deemed possession of some flats in the project of which the flat allotted to the Complainant is also included. As such, the Complainant apprehends for disturbance of his legitimate possession of the flat booked by him. The Advocate of the Respondent prayed for some time to give their response. 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: -

- A. Let "Ideal Aurum Nirman LLP" be recorded as Respondent No.1 and "Exult Realty Private Limited" be recorded as respondent No.2 in this Complaint petition.
- B. Let "Yes Bank Limited" be added as Respondent No.3 in this Complaint petition.
- C. 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 all the three Respondents, both in hard and soft copies, within **3 (three)** weeks from the date of receipt of this order of the Authority by email.
- D. The Respondent No.1, 2 & 3 are 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 **3 (three)** weeks from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.
- E. All the Respondents are directed not to disturb the possession of the flat of the Complainant, being allottee of the same till disposal of this matter or until further order, whichever is earlier. In no way the rights and interest of the Complainant being the allottee shall be hampered as per provision of Real Estate (Regulation and Development) Act, 2016.

Fix **08.12.2025** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority