

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

Complaint No. WBRERA/COM 001353

Debasis Pal 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 through online mode. 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 booked a Flat in the project, on 2019, paying the full consideration value on June, 2019 itself. While pressing the Respondent for such delay in delivery of the flat the Respondents are taking RERA Rules as an excuse but in reality violating the provisions of RERA Act . The Complainant prays for possession of the flat along with registration in completed and habitable condition as early as possible including compensation for the monetary loss due to delay as per Agreement. They also prayed for giving registration notice only after 100% completion of the project and issuance of completion certificate. 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.

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