

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

Complaint No. WBRERA/COM 001404

Md Azam Khan ..... Complainant

Vs

Realtech Nirman Private Limited ..... Respondent

| Sl. Number<br>and date of<br>order | Order and signature of the Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Note of<br>action<br>taken on<br>order |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| 01<br>04.09.2025                   | <p>Complainant is present in the hearing through online mode.</p> <p>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.</p> <p>Heard both the parties in detail.</p> <p>As per the Agreement, the project "Hijibiji" was promised to deliver by December, 2020 (48 months from plan sanctioning), but the same is not yet completed and handed over. The Complainant booked a Flat no. Block 6 , 8D in the project, on 10.02.2018 , paying 95% of the full consideration value including GST amounting to Rs. 36,12,600/- through installments till 07.01.2021, along with Rs. 1,65,200/- for transformer charges (though receipt not provided). Despite multiple emails and calls, the builder has failed to provide any effective resolution.</p> <p>The Complainant prays for immediate possession of the flat along with registration in completed and habitable condition as early as possible including all promised amenities and completion certificate and also compensation for the monetary loss due to delay as per Agreement, order the builder to provide a detailed project status with milestone and handover timeline etc.</p> <p>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: -</p> <p>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 <b>14 (fourteen)</b> days from the date of receipt of this order of the Authority by email.</p> |                                        |

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.

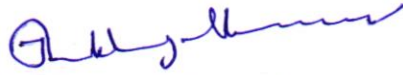
Fix **after 6(six) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority