

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 001420

SK Naser Ali ..... 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 |
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| 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, 2022, but the same is not yet completed and handed over. The Complainant booked a Flat in the project, on 15.05.2020 including 95% of the payment done up to 5.09.2020. The Respondent assured to complete the project by December, 2024, but despite multiple emails and calls, the builder has failed to provide any definite timeline for handing over the same.</p> <p>The Complainant prays for immediate possession of the flat along with registration in completed and habitable condition as early as possible with completion of main gate, electricity transformers, water, OC etc, including compensation with interest due to delay as per Agreement.</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> <p>The Respondent is hereby directed to submit their Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the</p> |                               |

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