

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

Complaint No. WBRERA/COM 001354

Piyush Poddar Complainant

Vs

Ideal Real Estates 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	Advocate Sushmita Choudhury (Mobile no:- 9679223122 email:- sushmitachoudhury1496@gmail.com) Complainant is absent in the hearing, despite due service of the hearing notice through email. Advocate Srijeeta Gupta (Mobile No:- 905136185 and email id:- srijeetagupta8@gmail.com) is present in the hearing on behalf of the Respondent Promoter Company through online mode by filing hazira and vakalatnama through email. Heard both the parties in detail. As per the Complainant, he booked a flat in the project "Ideal Aquaview-II" of the Respondent bearing Flat No. 1F in Block G. the total consideration value of the flat was 87,14,864/-. The allotment letter was issued by the Respondent on 29.12.2022 on issuance of two cheques by the Complainant aggregating Rs. 20,00,000/- being the booking amount. The Complainant availed a Bank Loan from Punjab National Bank and the Bank has disbursed a sum of Rs. 5,84,378/- to the Respondent towards payments of balance of 90% consideration money as per demand letter dated 10.05.2023. But in spite of paying 90% of the total consideration value, the Respondent has not handed over the possession of the Flat yet though several reminders were given to the Respondent. The Complainant prays for relief for direction by the Authority to the Respondent to handover the physical possession of the Flat to the Complainant within a period of 60 days completing the construction as well as all facilities and amenities. 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.



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority