

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

Complaint No. WBRERA/COM000229 (Physical)

Surajit Ghose ..... Complainant.

Vs.

1. Sumitra Bose

2. Sri Kanchan Bose. .... Respondents.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
03 05.12.2025	<p>The Complainant, Surajit is present in the physical hearing by filing hazira which will be kept in record.</p> <p>Respondent, Sumitra Bose and Sri Kanchan Bose are absent in the physical hearing despite due service of hearing notice to the Respondent.</p> <p>Let the track record of due service of hearing notice of the Respondents be taken on record.</p> <p>The Complainant sated that he sent the Copy of the Affidavit vide Order No. 1 dated 26.06.2025 but the same has been returned.</p> <p>As per Order No. 2 dated 21/8/2025 the Complainant was instructed to submit before the Authority about the new address and location of the Respondent is found but the Complainant stated that they could not find out the new address of the Respondent for which he also went to the local Police Station but all in vain but as per instruction he was also instructed to submit Affidavit of Service but the Complainant could not file the same in today's hearing.</p> <p>The Complainant stated that as per the Development Agreement dated 28/5/2025 vide clause no. 9 the legal heirs of the Respondent are liable to perform the complete the proposed consideration and also abide by the terms and conditions of this agreement. But it appears from the said Agreement that this clause will come into force when the signatory of the said Development Agreement dies and there is no record that the Respondent has died.</p> <p>It is found the record that the Order No. 1 dated 25.06.2025 was sent to the Respondent by Speed Post which has been returned back with the endorsement dated 11/7/25 "Left".</p>	

After hearing both parties, the Authority is pleased to give the following directions:-

- a) The Complainant is directed to resend the Affidavit once again to the Respondent as per direction of the Order No. 1 dated 25.06.2025 within **2 (two) weeks** time from the date of receipt of the instant order through email; and
- b) The Complainant is further directed to submit an Affidavit of Service with regard to resending the copy of Affidavit at the time of hearing;
- c) The Respondent is hereby directed to submit his Written Response on notarized Affidavit regarding the Affidavit of the Complainant, annexing therewith notary attested/self-attested copy of 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 scan copies, within **2 (two) weeks** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

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



(JAYANTA KR. BASU)  
Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority