

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

Complaint No. WBRERA/COM 001350

Abhisek Roy Complainant

Vs

Magnolia Infrastructure Development 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 (Ph no:- 8420542218 email:- rabhisek95@gmail.com) is present in today's hearing physically and signed the attendance sheet. Mr. Gopal Krishna Lodha (email:- rrlservices2018@gmail.com), Authorized Representative of the Respondent Promoter Company is present in today's hearing through online mode by filing hazira and authorization through email. Heard both the parties in detail. As per the Complainant, he along with his father Partha Sarathi Roy purchased a Flat (Tower-III, 12-A) from the Respondent. The deed of Conveyance was registered on 20th November 2024 as per original allotment letter dated 19.02.2025, the Complainant was allotted and irrevocable parking space numbered 81, which was physically east facing. But on 26.04.2025 the Respondent unilaterally cancelled this allotment and reassigned him parking space no. 82 which is physically south facing, declaring the original allotment "Null and White" without his consent. Additionally his two-wheeler has been forcibly moved to car parking space no. 82 without informing him and a four-wheeler belonging to another flat owner is now occupying his originally space no. 81. The Complainant prays for relief of restoration and conformation of his original parking allotment of space no.81 by the Respondent as per the initial irrevocable allotment letter, restraining the builder and any other flat owner from allocating as well as using parking space no.81 and also directing the builder to stop the unauthorized shifting of his two wheeler to parking space no.82. Complainant also prayed for appropriate action against the Respondent for unilateral alteration of the allotment without his consent in violation of RERA provision. The Respondent prayed for some time to submit their response in writing. 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 **7 (seven)** 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 **7 (seven)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

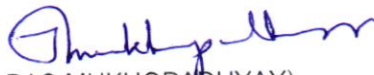
Fix **after 4(four)** weeks or further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority