

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

Complaint No. WBRERA/COM000979

Uday Narayan Saha & Ors. Complainant

Vs.

M/s. Gajrup Vanijya Pvt. Ltd.Respondent no.1

Utsav Agarwal.....Respondent no.2

Rajiv Agarwal.....Respondent no.3

Manish Maurya..... Respondent No.4

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 12.02.2025	The Complainant, Uday Narayan Saha (Email ID : unsaha14@gmail.com Phone No. 9830893883) is present physically at the time of hearing of the instant Complaint and he has submitted attendance which should be kept in record. Respondent Mr. Manish Maurya is absent in today's hearing. Today is the Admission hearing. The complainant submitted that a Development Agreement was signed between Complainant-Landowners – 1. Dilip Narayan Saha 2. Laxmi Narayan Saha 3. Uday Narayan Saha. 4. Surya Narayan Saha and 5. Viswa Narayan Saha and the Respondent-Developer M/s. Gajrup Vanijya Pvt. Ltd. on 23.03.2017. The directors of the Respondent Developer Utsab Agarwal and Rajib Agarwal. Manish Maurya, acted as supervisor to the respondent developer by virtue of power of Attorney given by the directors and he signed the agreement with the complainant. Land owners till date did not get their flats ready. The Complainant-Landowners pray before the Authority for the relief of completion of the project as soon possible and handover of the flats to them at the earliest by the Respondent Promoter. After hearing the Complainant, the Authority is hereby 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:- Let the other land owners that is Dilip Narayan Saha, Laxmi Narayan Saha, Surya Narayan Saha and Viswa Narayan Saha are included as Joint	

Complainants as they are the necessary party for adjudication of this matter.

Let M/s. Gajrup Vanijya Pvt. Ltd. and its directors Utsav Agarwal and Rajiv Agarwal are included as Respondent no.1, Respondent no.2 and Respondent no.3 and Manish Maurya is referred as Respondent no.4.

After hearing both the parties, the Authority is hereby 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 Complainants are directed to submit her total submission regarding their Complaint Petition on a Notarized Affidavit, annexing therewith notary attested/self-attested copy of 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 scan copies, within **15 (fifteen)** days from the date of receipt of this order of the Authority by email.

The Respondents are 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 **15 (fifteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Further, the Respondent is directed to provide in its Affidavit the exact timeline within which they will deliver the flats to the Complainant-Landowners completed in all respect and in habitable condition.

The next date of hearing is on **11th April, 2015.**



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority