

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

Complaint No.WBRERA/COM 000225 (Physical)

Sumona Sarkar and Mihir Kumar Sarkar..... Complainant

Vs.

Viddhi Landmart Ltd Respondent

Sl. Number and date of order	Order and signature of the Officer	Note of action taken on order
03 12.02.2026	<p>Complainant Mr. Mihir Kumar Sarkar along with Advocate Rafik Alam (mob:- 9749405753 email:- alamrafik939@gmail.com) and Advocate Anwar Hossein are present in the hearing physically by signing the Attendance Sheet.</p> <p>Advocate Anindita Pantu is present in the hearing on behalf of the Respondent Company through online mode. She is directed to submit her hazira and vakalatnama immediately after today's hearing through email.</p> <p>As per order of the Authority dated 08.07.2025, the Complainant send hard copy of his affidavit to the Respondent and also submitted Affidavit in service, which has been received by the Authority on 11.02.2026.</p> <p>But the Respondent did not submit their written response on notarized Affidavit as per order of the authority dated 08.07.2025.</p> <p>Heard both the parties in detail.</p> <p>The Complainant prays for relief of refund of their booking amount along with interest as per Real Estate (Regulation and Development) Act, 2016 and also prayed for imposition of penalty under section 59 of the said Act for non-registration of the project under the RERA and also imposition of penalty under section 63 for repeated violation of the order of the Authority.</p> <p>The Learned Advocate on behalf of the Respondent stated that a process of negotiation is going on with the Complainant and she sought for some time for mutual settlement of the same. As the process of settlement is going on they did not submit the Affidavit as per order of the Authority.</p> <p>The Complainant further stated that there is no question of mutual settlement at this stage.</p> <p>After hearing both the parties, the Authority is hereby pleased to give the following directions: -</p> <p>1. The Respondent shall submit their reply on notarized affidavit as per</p>	

order of the Authority dated 08.07.2025 within further **15 (fifteen) days** from the date of receipt of the order of the Authority through email.

2. They Respondent shall also show cause why section 59 shall not be invoked against them for non-compliance of section 3 of the RERA Act and why section 63 shall not be invoked upon them for repeated violation of the Authority. They shall submit their reply within **15 (fifteen) days** from the date of receipt of the order of the Authority through email.
3. The Complainant is also at liberty to submit his rejoinder/reply, if any, through notarized Affidavit and send the same in original to the Authority serving a copy to the Respondent within **10(ten) days** from the date of receiving the Affidavit of the Respondent 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