

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

Complaint No.WBRERA/COM 001131

Ananya Bose..... Complainant

Vs

Aristocrat Residences LLP Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
04 12.02.2026	<p>Complainant along with Advocate Subhro Kanti Roy Chowdhury, appeared physically in the hearing today and signed the attendance sheet.</p> <p>Chattered Account, Mr. Gopal Krishna Lodha, being the Authorized Representative of the Respondent Company appeared physically in the hearing today and signed the Attendance Sheet.</p> <p>Complainant submitted Supplementary Affidavit as per order of the Authority dated 17.11.2025.</p> <p>In the Affidavit the Complainant stated that no amicable settlement was made by and between the Complainant and the Respondent. From the very beginning the Complainant was never allowed to measure the flat and only after the Registration and handing over of the possession letter dated 14.05.2024 the complainant was given the physical possession without actual measurement. She prayed for measurement of the flat in presence of both party.</p> <p>The Respondent stated that they already extended financial concessions by waiving interest in delay payments in terms of a mutual settlement. They categorically stated that total outstanding payable of the Complainant was Rs. 44,93,685/- out of which the Complainant has paid Rs. 26,36,000/- towards the cost of flat and GST and the remaining Rs. 18,57,685/- was interest outstanding for delayed payment.</p> <p>The Respondent further stated that a mutual settlement was arrived upon and the Complainant accepted the benefit of the waiver against all her demands, including alleged delay in completion of the Project and took possession of the Flat without raising any objection.</p> <p>But the Respondent could not substantiate his claim by submitting proper documents.</p> <p>Heard both the parties in detail.</p> <p>The Complainant objected the submission made by the Respondent and again prayed for joint measurement of the flat in question and prayed for further</p>	

Rejoinder in this respect.

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

The Complainant is allowed to submit Sur-Rejoinder in response to the Rejoinder submitted by the Respondent within **2(two) weeks** form the date of receiving this order through email.

Both parties are also at liberty to submit their notes of arguments covering all points on the next date of hearing.

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