

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

Complaint No. WBRERA/COM 001309

Saurav Banerjee ..... Complainant

Vs

Shiv Niketan (P) Ltd ..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 16.02.2026	<p>Complainant (mob:- 9594958178 and email id:- <a href="mailto:Saurav.kol74@gmail.com">Saurav.kol74@gmail.com</a>) is present in today's hearing physically and signed the attendance sheet.</p> <p>Advocate Arcoh Chatterjee (mobile no:- 84203783665 and email id :- <a href="mailto:arcoh.adv@gmail.com">arcoh.adv@gmail.com</a>), and Smt. Gargi Debnath (mobile no:- 6289435705 and email id:- <a href="mailto:legaldept@thegemsgroup.in">legaldept@thegemsgroup.in</a>), being the Legal Officer of the Respondent Company is present in the hearing today physically by filing hazira and signing the attendance sheet.</p> <p>Complainant has submitted Affidavit as per the order of the Authority dated 04.08.2025, which has been received by this Authority on 30.12.2025.</p> <p>Complainant submitted that he has complied with the direction of the Authority by sending copies of Affidavit through speed post and also emailed at the respective email ids of the Respondent. Complainant also stated that there is no development as yet.</p> <p>Respondent submitted that they have not received the Affidavit of the Complainant and questioned before the Authority that why the instant Affidavit was addressed to Managing Director and other official email ids of the Respondent. On this the Complainant submitted that he has sent the email as per the notices issued by the Authority upon both the parties as referred in his Form-M.</p> <p>The Authorized Representatives of the Respondent confirmed the email addresses of the company and also the Managing Director as mentioned in the correspondence made by the Complainant and at the same time mentioned that they are unaware of the Affidavit been sent to the Respondent.</p> <p>Ld. Advocate for the Respondent further submitted that they have not been provided with the said Affidavit by their client.</p> <p>Ld. Advocate for Respondent being aware of the nature of the complaint has confirmed receipt of Form-M. He also submitted that 90% of the issues raised in the instant complaint are resolved.</p>	

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

- A. The Complainant is hereby directed to serve a copy of his Affidavit to the Ld. Advocate of the Respondent in his email address as mentioned in the order.
- B. The Complainant shall also submit Affidavit of service regarding the earlier dispatch of his Affidavit as per the direction of the Authority within **7(seven) days** from the date of receiving the order of the Authority through email.
- C. In this circumstance Managing Director of the Respondent Company **"Shiv Niketan(P) LTD"** is hereby included as Respondent No.2 and shall appear on the next hearing either physically or through Authorized Representatives.
- D. The Respondent is hereby directed to submit their Written Response on notarized Affidavit regarding the Affidavit of the Complainant, as directed in the Authority order dated **04.08.2025** and send the same (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.

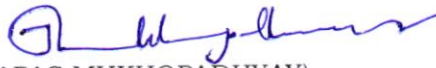
Fix after **6 (six) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority