

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

Complaint No. WBRERA/COM000732

Mohini Ray Complainant.

Vs.

Bagaria Realty LLP. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
06 13.04.2026	<p>The Complainant, Mohini Ray appeared online at the time of hearing. She is requested to submit hazira online which should be kept in record.</p> <p>The Respondent, Bagaria Realty LLP is represented by the Learned Advocate Ms. Dishani Dutta is present today's hearing physically by filing hazira and vakalatnama which should be kept in record.</p> <p>The Complainant did not submit Supplementary Affidavit as per Order No. 4 dated 31.07.2025.</p> <p>The Learned Advocate for the Respondent sought adjournment of today's hearing stating that a intimation dated 13/04/2026 has already been submitted before the Authority of the grounds for seeking a short date. The letter was submitted by the authorized representative for the respondent. Today relied on the respondent affidavit in opposition dated 15th October 2025 signed by the authorized representative for the respondent along with all submissions through affidavits of the parties . The Authority observes that the complaint submitted by the complainant and the relief sought is established on records submitted by the parties. The Respondent informed the Complainant on 17/08/2024 by e-mail of receipt of the Occupancy Certificate and are ready to initiate handover process and grant possession to the respective flat owners. On receipt of the said intimation the complainant have informed the respondent of series of issues Lacuna and deficiencies including defects in the said flat marked Annexure D,E,F enclosed vide her Affidavit Dated 16th July 2025. The Respondent could not submit of attending to the subject as raised or responding accordingly to these Annexures. The complainant took possession of the flat on 06/11/2024 and executed the deed of convenience on the same date.</p> <p>After hearing the parties, the Authority is pleased to give the following orders:-</p> <p>a) The Respondent is directed to pay the complainant interest for delayed possession on the Principle amount from 01/01/2024 to 05/11/2024 at the rate of SBI Prime Lending Rate plus 2 percent on</p>	

the principle amount as received from the complainant within forty five days of the receipt of this order by email and not 17/08/2024 when the Respondent informed the Complainant of receipt of the Occupancy Certificate and are ready to initiate handover process and grant possession to the respective flat owners for on receipt of the said intimation the complainant vide her Affidavit dated 16th July 2025 have informed the respondent of series of issues, lacuna and deficiencies including defects in the said flat marked Annexure D,E,F. The Respondent could not submit of attending to those series of issues as raised by the Complainant or responding accordingly.

b) The complainant shall submit her Bank Account details to the respondent within **7 (Seven) days** of receipt of this order by email.

c) The complainant to file before the Adjudicating officer of the Authority through Form N for seeking compensation as sought in her complaint filed in Form M.

d) The Respondent is hereby directed to submit abidance to Section 6 and 11 of the RE(R&D) Act 2016 through notarized Affidavit along with self-attested copy of the Completion Certificate during next date of hearing.

Fix next date of hearing on **12.06.2026**



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority