

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

Complaint No. WBRERA/COM000643

Ganesh Chandra Das..... Complainant

Vs

Siddha Waterfront LLP..... Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order																											
01 12.03.2024	<p>Complainant is present in the physical hearing and signed the Attendance Sheet.</p> <p>Chartered Accountant Gopal Krishna Lodha is present in the physical hearing on behalf of the Respondent filing authorization and signed the Attendance Sheet.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainants, they have booked a flat / unit in the Project named 'Siddha Waterfront' of the Respondent Promoter. The details of the same are given herein below:-</p> <table border="1"><tbody><tr><td>1</td><td>Complaint No.</td><td>WBRERACOM/000643</td></tr><tr><td>2</td><td>Name of Complainant</td><td>Ganesh Chandra Das</td></tr><tr><td>3</td><td>Project Name</td><td>Siddha Waterfront</td></tr><tr><td>4</td><td>Promoter's Name</td><td>Siddha Waterfront LLP (Siddha Groups)</td></tr><tr><td>5</td><td>Flat No</td><td>DAF-904</td></tr><tr><td>6</td><td>Parking Space bearing no.</td><td>DAI GC 01 on the ground floor of the Daisy Block</td></tr><tr><td>7</td><td>Block No & Name</td><td>1C - Daffodil Block</td></tr><tr><td>8</td><td>Floor No</td><td>9th Floor</td></tr><tr><td>9</td><td>Date of conveyance Registration</td><td>28.06.2019</td></tr></tbody></table>	1	Complaint No.	WBRERACOM/000643	2	Name of Complainant	Ganesh Chandra Das	3	Project Name	Siddha Waterfront	4	Promoter's Name	Siddha Waterfront LLP (Siddha Groups)	5	Flat No	DAF-904	6	Parking Space bearing no.	DAI GC 01 on the ground floor of the Daisy Block	7	Block No & Name	1C - Daffodil Block	8	Floor No	9 th Floor	9	Date of conveyance Registration	28.06.2019	
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	<p>In this Complaint Petition the Complainants pray before the</p>																												

Authority for the following relief(s):-

- (a) Order directing the Respondent to execute a rectification deed in favour of the Complainant regarding parking space bearing no.DAF GC 01 on ground floor of the Daffodil Block, building no.1C in place of DAI GC 01 on ground floor of the Daisy Block, building no.1A.
- (b) Order directing the Respondent to hand over immediate physical possession of parking space bearing no. DAF GC 01 on ground floor of the Daffodil Block, building no.1C to the Complainant, together with a possession letter / certificate regarding the said parking space.
- (c) Order directing the Respondent to pay compensation in form of interest @16.85% per annum for the delay in handing over the possession of the parking space to the Complainant since June, 2019.
- (d) Any other order the Hon'ble Authority may deem fit in the interest of justice.

Complainant also prayed for the interim order as follows:-

Pass an order in favour of the Complainant restraining the Respondent from selling, assigning or otherwise parting with the possession of the parking spaced allotted to the Complainant and to maintain statusquo.

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

The Respondent is hereby directed to submit his 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.

The Respondent is further directed to complete the remaining works of the instant project and send a **Report on notarized Affidavit** in this regard to the Authority, serving a copy of the same to the Complainant, before the next date of hearing.

Fix **04.06.2024** for further hearing and order.



(SANDIPAN MUKHERJEE)
Chairperson
West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)
Member
West Bengal Real Estate Regulatory Authority