

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

Complaint No. WBRERA/COM000742

Anirban Das..... Complainant.

Vs.

Krishna Hi-tech Builders Pvt. Ltd..... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
04 <u>17.02.2026</u>	<p>Complainant, Anirban Das appeared online at the time of hearing and he is requested to file hazira which should be kept on record.</p> <p>Respondent, Krishna Hi-tech Builders Pvt. Ltd. is represented on by Sri Ramkrishna Das, Legal Representative. He is requested to submit hazira which should be kept on record.</p> <p>The Complainant stated that the project is not received Completion certificate and he is still not able to undertake Mutation of his flat even though the Deed of Conveyance was executed between the parties on 26.05.2023 also all the amenities has not been completed. He's not allotted his car parking even though he has made to the respondent on the basis of agreement of sale executed between them. The Complainant has filed Supplementary Affidavit 24.10.2025 as directed vide last order 10.10.2025 Received by the Authority 12.11.2025</p> <p>The representative of the Respondent stated that Completion certificate has not been sanctioned by the Municipal Authority for objection by some flat owners of the said project but now the Municipality has agreed to sanction Completion certificate and the same is expected to be received by March 2026 . The respondent for the submitted that the project registered with WBHIRA. The date of completion as per the Registration No. HIRA/P/SOU/2019/000418 He could not explain whether the project received extension from WBRERA. He also stated that all the amenities have been provided to the Complainant except the work of Swimming Pool will be completed soon.</p> <p>After hearing both parties, the Authority is pleased to give the following directions:-</p> <p>a) The Respondent is directed to file Affidavit-in-Response after receiving the Supplementary Affidavit and also mentioning whether the Respondent has applied for the extension of the project under section 6 and Rule7 of the RE (R&D) Act 2016 & WBRERA Rules 2021or erstwhile WBHIRA, and extension given by WBRERA if so, enclose all the relevant documents along with the Affidavit and to send the same before this Authority as well as</p>	

to the Complainant by hard copy and soft copy within two weeks time.

- b) To supply copies of all copies of legal documents related to the instant flat of the complainant including the completion certificate of the Project by the end of March 2026.
- c) The respondent is further directed to allot a Car Park as committed by him by executing the agreement for sale with the complainant by March 2026.

The respondent is here by Show caused to submit through Notarized Affidavit of his abidance of Section 6 and Rule 7 of the RE(R&D) Act 2016 & WBRERA Rules 2021.

Fix after **6 (six) weeks** for next hearing.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority