

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

Complaint No.WBRERA/COM000452

Rita Choudhury..... Complainant

Vs

Bablu Karmakar..... Respondent No. 1

M/s B.K. Enterprise..... Respondent No. 2

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
06 19.12.2024	Complainant (Mobile – 7003122043 and email – skcteacherkkha@gmail.com) is present in the physical hearing today and signed the Attendance Sheet. Respondent (Mobile – 8479910001 and email – info.b.k.enterprise@gmail.com) is present in the physical hearing today and signed the Attendance Sheet. The Complainant stated that any part of the order of the Authority has not been complied with by the Respondent till date. He also stated that Complaint Petition no.WBRERA/COM 000453 to be heard separately as the Complainant has no Complaint against the project or the Promoter as on date. The Respondent stated that almost all the incomplete works have been completed as per the order of the Authority within the schedule time fixed by the Authority and the remaining works are going on. He also stated that formation of the Association as per provision of the West Bengal Apartment Ownership Act, 1972, as amended has not been completed as necessary co-operation are not being received from the Allottees. As regards Application for Registration of the Project before the Authority, the Respondent stated that the Occupancy Certificate of the project has been issued by the then Rajarhat Gopalpur Municipality on 20.07.2014 after necessary inspection with reference to the provision of the Building Rule under West Bengal Municipal Act, 1993 certifying that the Building is fit for occupation. He also stated that there was no provision for issuing separate completion certificate by the Authority at that time and as the said	

Municipality merged with Bidahnagar Municipal Corporation, question of issuing completion certificate at present does not arises.

Heard both the parties in detail.

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

- a) The Respondent shall complete the pending remaining works within **15 (fifteen) days** from the date of receipt of this order of the Authority through email.
- b) The Respondent shall take necessary steps for formation of Association of Allottees as per the provisions of the **West Bengal Apartment Ownership Act, 1972**, as amended. He shall issue notices to all the individual Allottees convening a meeting of the Allottees regarding formation of Association within **15 days** from the date of receipt of this order of the Authority and record details of the minutes of the meeting.
- c) The Respondent shall submit a Notarized Affidavit regarding the issuance of Occupancy Certificate, as stated, by the concerned Municipality and subsequent development thereof within **15 days** from the date of receipt of this order of the Authority.
- d) The Respondent shall complete the allotment of parking space / garage to the phase – II residence of the project, if not already done, within 15 days from the date of receipt of the order.
- e) As per submission of the Complainant separate hearing for Complaint Petition no.WBRERA/COM 000452 cannot be done at this stage as a number of hearings has already been done jointly and order has been issued accordingly.

Let the copy of this order be served to both the parties.

Fix **30.06.2025** for further hearing and order.


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority