

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

Complaint No.WBRERA/COM000910

Harsh Sanon..... Complainant

Vs

Ideal Real Estates Pvt. Ltd..... Respondent No. 1

Yes Bank Limited..... Respondent No. 2

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 07.08.2024	<p>Advocate Abhishek Roy and Advocate Soumyadeb Sinha (Mobile - 9830884064 &amp; email Id: <a href="mailto:ssinha@samyakkattorneys.com">ssinha@samyakkattorneys.com</a>) are present in the physical hearing today on behalf of the Complainant, filing vakalatnama and signed the Attendance Sheet.</p> <p>Advocate Srijeeta Gupta (Mobile - 8240159491 &amp; email Id: <a href="mailto:srijeeta@legaloptions.in">srijeeta@legaloptions.in</a>) is present in the physical hearing today on behalf of the Respondent No. 1, filing vakalatnama and signed the Attendance Sheet.</p> <p>Advocate Mr. Sourjya Roy (Mob. No. 9836486947 &amp; email Id: <a href="mailto:srjroy8@gmail.com">srjroy8@gmail.com</a>) is present in the physical hearing today on behalf of the Respondent No.2, filling vakalatnama and signed the Attendance Sheet.</p> <p>Complainant submitted Notarized Affidavit dated 21.06.2024, containing his total submission regarding this Complaint Petition, as per the last order of the Authority dated 07.06.2024, which has been received by this Authority on 24.06.2024.</p> <p>Let the said Affidavit of the Complainant be taken on record.</p> <p>Respondent no.1 submitted Written Response on Notarized Affidavit dated 30.07.2024, as per the last order dated 07.06.2024, which has been received by this Authority on 02.08.2024.</p> <p>Let the said Affidavit of the Respondent no.1 be taken on record.</p> <p>Heard all the parties in detail.</p> <p>The Respondent No. 2 prayed for some more time to file the Written Response on Affidavit. He prayed for 14 days time to file the Written Response and he also submitted that he has not received the Affidavit of the Respondent No. 1.</p> <p>The Advocate of the Respondent No. 1 submitted that she has not sent a copy of Affidavit of the Respondent no.1 to Respondent No. 2, as it was not</p>	

specifically directed in the last order of the Authority dated 07.06.2024.

After hearing all the parties, the Authority is hereby pleased to direct the following:-

- a) The Respondent no.1 shall send a copy of its Affidavit to Respondent no.2, both in hard and scan copies, to the Respondent no.2, **within 7 days** from the date of receipt of this order of the Authority through email; and
- b) The Respondent No. 1 shall submit a Supplementary Notarized Affidavit stating chronologically all the amounts it has received from the Complainant and how they have utilized it and in which account they have deposited the amounts and whether it is the Separate Account as per Real Estate (Regulation and Development) Act, 2016, of the project or not?

The Respondent No. 1 shall send the Supplementary Notarized Affidavit (in original) to the Authority, serving a copy of the same, both in hard and scan copies, to the Complainant and also to the Respondent no.2, within **15 days** from the date of receipt of this order of this Authority through email; and

- c) The Respondent No. 2 shall submit a Composite Written Response on Notarized Affidavit, in regard to the Affidavit of the Complainant, Affidavit and Supplementary Affidavit of the Respondent No. 1, and send the Affidavit (in original) to the Authority, serving a copy of the same to the Complainant and Respondent no.1, both in hard and scan copies, within **15 days** from the date of receipt of the Supplementary Affidavit of the Respondent no.1; and
- d) The Stay order(s) passed by this Authority in its last order dated 07.06.2024 shall continue to be remain in force, until further order or till disposal of this matter, whichever is earlier.

Fix **17.12.2024** for further hearing and order.

*sd/-*  
(BHOLANATH DAS)  
Member

West Bengal Real Estate Regulatory Authority

*sd/-*  
(TAPAS MUKHOPADHYAY)  
Member  
West Bengal Real Estate Regulatory Authority

**Certified to be True Copy**

*sd/-* 07.08.2024

Special Law Officer  
West Bengal Real Estate Regulatory Authority