

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

Complaint No.WBRERA/COM 001144

Srijan Star Realty LLP ..... Complainant

Vs.

Mrinal Kanti Purkait and Tusi Halder ..... Respondent

| Sl. Number and date of order | Order and signature of the Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Note of action taken on order |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 04<br>09.07.2025             | <p>Miss Ishika Basu Authorized Representative of the Complainant (Ph No:- 9051361855; email:- <a href="mailto:advishikabasu18@gmail.com">advishikabasu18@gmail.com</a> ) is present in the hearing through online mode filing Authorization .</p> <p>Respondent is absent in the hearing, without any intimation, despite due service of hearing notice through email.</p> <p>The Complainant Submitted Affidavit as per order of the Authority dated 24.06.2025 stating therein total consideration value of flat, amount of up to date payment made by the Respondent through own contribution as well as through Bank Loan.</p> <p>Respondent remained absent on all the four consecutive dates of hearing, for which, the matter is being heard Ex-parte and after hearing the Complainant and going through the Affidavits, the Authority is hereby pleased to give the following directions:-</p> <p>This Authority has no objection if the Agreement for Sale executed between the parties on 27.11.2020 in regard to Unit no 2E on the Second floor in Building Block No. 9A with car parking space at the project "Swapno Puron", Amtala phase-II, is cancelled by the Complainant unilaterally with forfeiture of booking amount and refunding the balance amount if any paid by the Complainant as per the Agreement for Sale executed between the parties on 27.11.2020, within 45 days from the date of receipt of this order of the Authority through email.</p> <p>The Complainant shall refund the loan amount of Rs. 9,17,930/- (nine lakh seventeen thousand nine hundred and thirteen only) to Axis bank limited Shakespeare Sarani, Kolkata-700071 within <b>45(forty-five)</b> days from the date of receipt of this order of the Authority through email.</p> |                               |

The Deed of Cancellation of the said Agreement for Sale may be registered unilaterally by the Complainant.

The Additional District Sub-Registrar, Bishnupur, is directed to take necessary steps for de-registration of the said Agreement for Sale by the Complainant unilaterally.

After termination of the Allotment of the Respondent and cancellation of the Agreement including de-registration of the Agreement for Sale, the Complainant shall be at liberty to allot the same to any other Person.

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

With the above directions the matter is hereby disposed of.

  
(BHOLANATH DAS)  
Member

West Bengal Real Estate Regulatory Authority

  
(TAPAS MUKHOPADHYAY)  
Member

West Bengal Real Estate Regulatory Authority