

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

Complaint No.WBRERA/COM 000784

Swapna Thakur Complainant

Vs.

Tiru Fine Residency LLP Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 11.07.2025	Complainant is present in the online hearing filing hazira through email. Respondent is absent in the hearing, without any intimation, despite due service of hearing notice through email. Heard both the parties. As per the Complainant she along with her husband Vikash Thakur booked a flat in the project "Oxy Prana" of the Respondent Company on 28.12.2018, entered into an Agreement for Sale with the Respondent on 2nd April, 2019. The total consideration value of the flat was 24,08,200/- out of which the Complainant has already paid Rs.20,38,600/-. As per Agreement for Sale, the scheduled date for handing over the possession to the Complainant was May, 2022. But the work is stopped since three years and the Complainant have not received the possession of the flat till today. The Complainant prayed for relief of receiving of possession of the flat with compensation for delay in handing over the flat. 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. After hearing the Complainant, 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: - Let Vikash Thakur being the Joint Allottee be included as co-applicant in	

this Complaint petition.

The Complainants are 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 **21 (twenty-one)** days from the date of receipt of this order of the Authority by email.

The Respondent is hereby directed to submit their 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 **21 (twenty-one)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **18.09.2025** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority