

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

Complaint No. WBRERA/COM001265-C.P.

Noble Estates. Complainant.

Vs.

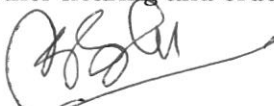
Anjan Shaw & Anr.... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 26.05.2025	The Complainant, Noble Estates represented by its Partner, Dinesh Singhanian and another partner's son Harsh Karnani were physically present at the time of instant hearing today. The have submitted attendance which should be kept in record. The Respondent, Anjan Shaw & Anr are represented by their Learned Advocate, Amarnath Agarwal who appeared and he is directed to submit hazira vakalatnama physically or online which should be kept in record. Today is the Admission hearing. The Complainant stated that there was a registered Agreement for sale of a flat dated 2nd June, 2023. The Project is being granted WBRERA Registration No. WBRERA/T/KOL/2023. The Complainant wants to cancel the Agreement for Sale for defaulting due payment from the Respondent. The Complainant several times sent demand letters but there was no response regarding payment. The Respondent has paid only 30% payment. The Respondent admitted that they are defaulter in payment. The Learned Advocate on behalf of the Respondent stated that his client is ready to purchase the property by making whatever dues are there till today. He stated that they have moved the City Civil Court on the self same cause of action and the proceeding is pending before the 2nd Judge, City Civil Court at Calcutta. The Complainant submitted that the matter pertains to different subject. After hearing both the parties, 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:- The Complainant is directed to submit his total submission regarding the Complaint Petition on a Notarized Affidavit mentioning details of complaint and the reliefs sought for annexing therewith notary attested /self-attested copy of supporting documents and a signed copy of the Complaint Petition Form 'M' and	

the relevant documents relating to the pending cases in other Courts relating to the property in question and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and scan copies, within **1 (one) week** from the date of receipt of this order of the Authority by email. The Complainant is directed to submit the Registration certificate issued by WBRERA.

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested copy of 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 scan copies, within **2 (two) weeks** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. The Respondent is hereby also directed to enclose the relevant documents as regards the pending cases in other Courts relating to the property in question. The Respondent is also directed to inform their submission regarding default payment as per Agreement for Sale as per the provisions in the RERA Act 2016 and WBRERA Rules 2021 including penalty for the delayed payment.

Fix **6 (six) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority