

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

Complaint No. WBRERA/COM001223

Arindam Guha. Complainant

Vs.

Rohit Demblani, Sanjay Kumar Demblani, & Chandan Das...
Respondent.

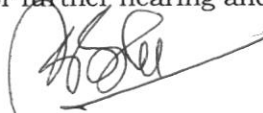
Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 27.05.2025	The Complainant, Arindam Guha, represented by the Learned Advocate, Jayita Prasad (Email ID: jayita.prasad@gmail.com Phone No. 8820218645) physically appeared in the instant hearing today. She has submitted hazira and attendance which should be kept in record. The Respondents, Mr. Rohit Demblani, & Mr. Chandan Das are present online in the instant hearing today while Sanjay Kumar Demblani is absent. They are hereby directed to submit authorization letter and hazira which should be kept in record. Today is the second hearing. Both the parties submitted that they have received Order no1 dated 25/03/2025. The complainant has submitted his Affidavit to the Authority and the Respondent as directed. However, the Respondent has not complied to the direction upon them by this Authority. The Learned Advocate prayed that the Complainant resides outside India and now he wants to quit the flat and he wants to get the entire money back with 12% interest including interest as per RERA Rules along with compensation for mental agony amounting to Rs.35,00,000/-. The Learned Advocate also prayed for amendment of the Complaint made by the Complainant. She also prayed for inclusion of the name of the partnership firm namely, M/s. Sreema Vission Enterprise, 20, Jessore Road, P.S. – Barasat, Kolkata – 700127, District – North-24-Parganas as party Respondent. The Respondents stated that although no registered deed of conveyance has been made due to some internal problem of partners but physical possession of the flats has been given to the Complainant. The project is still going on. They also admitted that the project is not registered under WBRERA. The Respondents are also directed to ensure that they provide all assistance to the complainant or his authorized representative to place before this Authority the latest position of	

the concerned flats through photographs jointly undertaken by the complainant and the respondents together enclosing these pictures with their Affidavit.

The Respondents are hereby directed to show cause why penalty under Section 63 of the RERA Act 2016 shall not be invoked against them for non compliance of the last order 1, also section 59, 60, 61 for non compliance of the said Act and 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 this date .

The Complainant shall submit reply to the Authority and to the opposite parties within 2(two) weeks upon receipt of the Affidavit from the respondents.

Fix **27th June, 2025** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority