

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

Complaint No. WBRERA/COM001199

Akhilesh Prasad Complainant.

Vs.

M/S. K. M Construction (Santanu Chatterjee). Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
03 08.07.2025	Complainant, Akhilesh Prasad are not present and intimated through email that he is out of station. Respondent, M/s. K. M. Construction Santanu Chatterjee is physically present along with his Learned Advocate, Joy Kumar Halder. They have filed hazira and which should be kept on record. Complainant has submitted Notarized Affidavit dated 26/03/2025 as per the last Order No. 1 dated 19.03.2025 which has been received by this Office on 02/04/2025. Let the said Notarized Affidavit of the Complainant be taken on record. The Respondent has filed Written Objection dated 23rd May, 2025 which has been received by this Authority on 27.05.2025. Let the said Affidavit be kept on record. The Respondent in reply to the Order No. 2 dated 19.5.2025 submitted that the project is not attracted by Section 3 Sub-Section 2 clause (a) as the area of the land is less than 200 sq meters and no of flats are 03(three) measuring 156.429 sq. meters ; so the question of registration of the project under this Authority does not arise at all. The Learned Advocate of the Respondent also submitted that the Complainants have not submitted rejoinder Affidavit regarding the payment details which has been made by them to the Respondent. So the payment made by the Complainants to the Respondent is not established and as such the reliefs asked for by the Complainants are baseless and the same could not be entertained by the Authority. After hearing the Complainant, the Authority is pleased to give the following directions:- a) The Complainant are directed to file Written Rejoinder regarding payments made to the Respondent in details within 1 (One) week after	

receipt of the same to the Authority and to the Respondent both in hard copy and soft copy; and

- b) The Complainants are hereby directed to show cause within **1(one) week** from date as to why penalty under Section 67 of the West Bengal Real Estate (Regulation & Development) Act, 2016 should not be imposed upon him for violating the Order No. 2 dated 19.05.2025 by not filing the Written Rejoinder in time with regard to produce the payment details made by him to the Respondent.

Fix **4 (four) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson
West Bengal Real Estate Regulatory Authority