

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

Complaint No.WBRERA/COM 001277

Arati Debnath..... Complainant

Vs.

Siddha Real Estate Development Pvt. Ltd..... Respondent

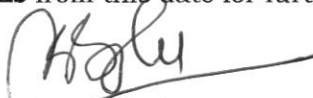
Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 28.05.2025	Complainant is present in the hearing through online mode to file hazira through email. Respondent is represented by their Authorized representative Sh.G.S.Lodha in the hearing through online mode. He is directed to submit his hazira and Authorization letter from his client. The Complainant submitted that she has booked a flat by paying 10% of the total cost of the property to the Respondent promoter. In spite of payment from her end the Agreement for Sale is yet to be registered with her as an allottee. She has pointed to several lacunae in the Agreement for Sale document which is not conforming to the RERA Act 2016 and WBRERA Rules 2021. She further submitted that she seeks following relief from the Authority that either the documentation should be done as per the said Act and Rules or the booking amount should be refunded to her as mandated in the said Act and Rules. The complainant also mentions that the instant project has been issued the registration certificate from WBRERA. After hearing the Complainant, the Authority is hereby 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 hereby directed to submit her total submission regarding her Complaint Petition on a Notarized Affidavit, annexing therewith notary attested/self-attested copy of 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 scan copies, within 15 (fifteen) days from the date of receipt of this order of the Authority by email. The Complainant shall specifically state in their Affidavit all the	

payments made by them chronologically specifying date, amount, money receipt number and the total amount paid by them in their Affidavit.

The Respondent Company is hereby directed to submit its 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 **15 (fifteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Respondent shall submit on the relief sought by the complainant before the Authority.

Fix **next date 6 (six) weeks** from this date for further hearing and order.



(JAYANTA K.R. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority