

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

Complaint No.WBRERA/COM001112

Raghabpur Projects LLP..... Complainant

Vs

Patit Paban Pattanayak & Minati Pattanayak..... Respondent

Sl. Number and date of order	Order and signature of the Officer	Note of action taken on order
02 14.07.2025	Advocate Samrat Ganguly is present in the hearing through online mode. Respondent is absent in today's hearing, despite due service of hearing notice through email. Heard the Complainant in detail. The Respondent did not submit any Affidavit till today, in spite of Authority order dated 30.06.2025. Complainant stated that they have again sent copy of their Affidavit to the Respondent but they have not received any Affidavit from the Respondent. The Respondent vide Authority order dated 30.04.2025 was categorically directed to send their contact details, present address etc. within 3 days and was also given last chance to submit their written response. It was also mentioned that if the Respondent fails to submit the Affidavit the matter will be heard by the Authority Ex-parte on the next date of hearing. In spite of those directions the Respondent did not comply any order of the Authority. As such, this Authority is hereby proceeding with Ex-Parte hearing in the instant matter. The total consideration value of the flat was Rs. 73,49,729/- out of which the Respondent has paid Rs. 14,84,139.53/-. Now, after hearing the Complainant the Authority is hereby pleased to give the following directions:- This Authority has no objection if the Agreement for Sale executed between the parties on 30.01.2021 in regard to Unit no. 24 on BUNGALOW at Phase -3 at the project "NIRVANA", is cancelled by the Complainant unilaterally with forfeiture of booking amount and refunding the balance amount, if any, paid by the Complainant as per the Agreement for Sale executed between the parties on 30.01.2021, within 45 days from the date of receipt of this order of the Authority through email.	

The Deed of Cancellation of the said Agreement for Sale may be registered unilaterally by the Complainant.

The concerned Additional District Sub-Registrar of South 24 Parganas District is directed to take necessary steps for de-registration of the said Agreement for Sale by the Complainant unilaterally.

After termination of the Allotment of the Respondent and cancellation of the Agreement including de-registration of the same, the Complainant shall be at liberty to allot the flat to any other Person.

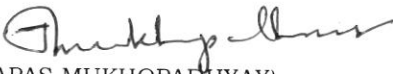
With the above directions the matter is hereby disposed of.

Let copy of this order be served to both the parties immediately.


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority