

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

Complaint No. WBRERA/COM001264

Shubhankar Gupta Complainant

Vs.

Bengal Shapoorji Housing Development Pvt. Ltd..... Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 07.05.2025	The Complainant, Shubhankar Gupta is present online in the instant hearing today. He has submitted hazira online which should be kept on record. The Respondent, Bengal Shapoorji Housing Development Pvt. Ltd is represented by Rami Das Chatterjee, Learned Advocate but due to her absence Sri Chirantan Goswami is present online in the instant hearing but he has not submitted any Vakalatnama or hazira. He is hereby directed to submit Vakalatnama & hazira online or physically which should be kept on record. Today is the admission hearing. The Complainant submitted that he was allotted apartment number L/53/0505 along with four-wheeler in still parking number L-53/4 at Shukhobrishti Spriha Phase 6 on 5th September, 2016. The complainant stated that he has paid more than Rs. 34 lakh being full amount but the Respondent has failed to execute the conveyance deed. The complainant has not had possession letter on 23rd September, 2025. The Respondent has been charging maintenance fees from the complainant. The complainant prayed for execution of the Deed of Conveyance as early as possible, compensation for delay in execution, refund of maintenance charges collected by the respondent during the period of non-execution of the Deed of Conveyance. The respondent stated that the project is not registered under WBHIRA or WBRERA . 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 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 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 **15 (fifteen) days** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. The Respondent is further directed to submit Registration Certificate of erstwhile WBHIRA / WBRERA if registered and any other document/s issued by this Authority on their application relevant to the instant complaint.

To fix next date after **8 (eight) weeks** from this date for further hearing and order.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority