

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

Complaint No. WBRERA/COM001373

Subhadeep Sinha Complainant.

Vs.

Realtech Nirman Private Limited. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 11.07.2025	The Complainant, Subhadeep Sinha appeared online in the instant hearing today. He has submitted hazira which should be kept in record. The Respondent, Realtech Nirman Private Limited is represented by its Authorized Advocate, Neha Gupta and Operations Head Amlan Jaiswal appeared online at the time of instant hearing. They have submitted hazira and Authorization letter online which should be kept in record. Today is the Admission hearing. The Complainant stated that he booked a flat in the project named Hijibiji at Mouza – Mohammadpur and as per clause 7.1 of the agreement with the Respondent dated 15.04.2019 the Respondent had agreed to handover possession of the said flat within 31/12/2022 complete with all amenities and facilities. The possession of the said flat has not yet been handed over despite lapse of more than 2 years from the agreed date cause the complainant extreme financial hardship and mental anxiety. The complainant stated that almost 90% of the total amount has already been paid to the Respondent. The amount has been paid in 4 years back and the handover of the possession was to be done within 31/12/2022. More than three extensions has been granted by the Authority. The Complainant prayed for delivery the Flat with all amenities like, transformer, 2nd lift, closed and exclusive parking etc. and legal completion like OC and CC etc. at the earliest. He also prayed for payment of interest at current prevailing prime lending rate of State Bank of India plus 2% per annum for every month of delay from 31/12/2022 as clause 7.6 of the agreement. The representative of the Respondent stated that the Respondent has received the Complaint 'M' Form. Only the bath room fittings had not been completed which will be completed after final payment and the Respondent has applied for CC and OC which will be available in December, 2025. 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 Form 'M' 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 **1 (one) week** 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 **1 (one) week** 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 show the present status of the said Flat by showing the inside and outside pictures along with the said Affidavit.

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



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority