

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

Complaint No. WBRERA/COM001002

Sourav Ghosh. Complainant

Vs.

Adonis Propertymen LLP.... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 23.05.2025	The Complainant, Sourav Ghosh appeared online at the time of hearing of the instant Complaint. He has submitted hazira online which shall be kept in record. The Respondent, Adonis Propertymen LLP was well informed but none appeared on behalf of the Respondent. On the first hearing dated 17.02.2025 both the parties were absent so the matter was adjourned on that date. The Complainant stated that he booked a flat from the Respondent by an Agreement for Sale on 09/02/2019 and the completion date of the said project was 31st December, 2023 along with extended 09 months period during Covid pandemic . The Respondent has given soft possession to the Complainant in April, 2023 but till today the Conveyance Deed has not been registered, no CC has been given and some of the amenities as proposed has not been done specially the drainage connection has not been done. The Complainant prayed for Registration of the flat, delivery of C. C. and to fulfill the proposed amenities as per the Sale Agreement. Both the Complainant and the Respondent were absent in the first hearing. Now after hearing the Complainant, 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 directed to submit his total submission regarding the Complaint Petition including whether this Project adhered to the RERA Act 2016 and WBRERA Rules 2021 and if the Respondent abided with the Section 3 and Section 4 of the said RERA Act 2016 on a Notarized Affidavit of Opposition enclosing the Registration Certificate issued from the erstwhile WBHIRA/WBRERA along with supporting documents notary attested /self-attested copy of supporting documents 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 further directed to show cause why Section 61 shall not be invoked against him for willful non compliance of the Authority order by absenting himself from attending the instant hearing without any prior intimation and permission from the Authority.

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



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority