

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

Complaint No. WBRERA/COM001210-C.P.

Parth Khandhadiya. Complainant

Vs.

Prudent Infreality Private Limited. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 26.05.2025	The Complainant, Parth Khandhadiya, is physically present in the instant hearing today. He has submitted hazira, and attendance which should be kept in record. The Respondent, Prudent Infreality Private Limited is represented by its Learned Advocate, Aritra Basu appeared online at the time of hearing of the instant Complaint. He is directed Vakalatnama and Hazira physically or online which should be kept in record. The Complainant stated that he has complied as per the last Order of the Authority dated 21.03.2025 by submitting his Notarized Affidavit dated 28/03/2025, containing his full submission regarding this Complaint Petition, which has been received by the Authority on 02.04.2025. Let the said Affidavit of the Complainant be taken on record. The Learned Advocate appearing on behalf of the Respondent stated that he has not received any order and any Affidavit from the Complainant as per the Order of this Authority till today so he could not file any Written Response. The Complainant is requested to confirm the service of Affidavit to the Respondent and the Respondent has not submitted Affidavit as per the order No. 1 dated 21.03.2025 so he is directed to confirm the receipt of the Authority said order 1 and show cause why Section 63 of the RERA Act 2016 be not invoked against him for non compliance of the Authority direction. The Complainant stated that the main issue is about Car parking issue. The Complainant has sent a mail wherein it has been stated that as per the Agreement for Sale where in has been stipulated that the right to use one ground open stack parking space on the ground floor of Block No. 11A as more fully and particularly mentioned and described in PART – II of Schedule B.	

After hearing both parties, the Authority is pleased to give the following directions:-

- a) The Complainant is hereby directed to confirm the service of the Affidavit as per Order No. 1 dated 21.03.2025 has been sent to the Respondent by filing Affidavit-of-Service within **14 (fourteen) days** from date; and
- b) The Respondent is further directed to show cause as to why Section 63 of the WBRERA Act, 2016 should not invoked for not complying with the Order No. 1 dated 21.03.2025 and to file Affidavit in Response within **14 (fourteen) Days**.

Fix **6(six) weeks for** further hearing and order.



(JAYANTA KR. BASU)
Chairperson
West Bengal Real Estate Regulatory Authority