

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

Complaint No.WBRERA/COM (Physical) 000230

Regent Crown Phase-II Residents Welfare Association Bardhaman...
Complainant

Vs.

RBD Reality and Infrastructure Ltd..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 10.09.2025	Complainants are physically present in the hearing assisted Ld'Advocate Miss Pinky Shah who submitted the Vakalatnama on behalf of the complainants to represent them in the instant complaint hearing matter. Respondent is represented by Mr. Amit Kumar Kedia who appeared online in today's hearing . Complainants have already submitted their Affidavit along with their complaint in form M dated 27th February 2025. Authorized representative for respondent confirmed receipt of the complainant's Affidavit and as directed upon them by the Authority they have submitted their affidavit in opposition on 16th July,2025 received by this Authority on 18th July 2025. Respondents have questioned the sanctity of the complainants to file complaint against his client as defined under section 31 of Real Estate (Regulation and Development) Act 2016 and appealed before this Authority to let the complainants define their eligibility to file a complaint under section 31 of the said Act as complainants. The learned Advocate for the Complainants submitted that the explanation of this Section 31 sub section(1) "person" shall include the association of allottees or any voluntary consumer association registered under any law for the time being in force and submits that the word "include" is not restrictive in defining person rather inclusive of Section 2(zg) sl. No.(vi) which includes person as "an association of person or a body of individuals whether incorporated or not" and thus concludes that the complainants in the instant complaint matter is eligible and legally entitled to file the complaint before this Authority against the respondent. After hearing both the parties the authority is pleased to direct (a) Complainants are directed to file Supplementary Affidavit before this Authority and to the respondents having received the respondents affidavit in opposition as confirmed by them during today's hearing proceeding within a week's time of receipt of this order,	

(b). The respondents are at liberty to submit a counter affidavit upon receipt of the supplementary affidavit from the complainant and shall submit the affidavit was before this Authority and to the complainant within a week's time of the complainant affidavit either hard copy or soft copy whichever earlier received by the respondent.

Fix next date of hearing **4(four) weeks** from this date for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory
Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory
Authority