

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

Complaint No.WBRERA/COM 001185

Biplab Ganguly Complainant

Vs

Ad-Hoc Committee & Shree BalajiRespondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 16.07.2025	Complainant is present in the hearing through online mode filing hazira. Ishita Mitra Roy Chowdhury is present on behalf of the Respondent No.2 i.e. the promoter M/s Shree Balaji signing the Attendance Sheet. The Respondent No.2 submitted their written Response through affidavit as per order of the Authority dated 30.05.2025 Heard both the parties in detail. Complainant stated that though he has received the possession of the flat including execution of Deed of conveyance and the Completion Certificate of Phase-II of the project very recently, the Respondent is not taking any initiative for formation of Apartment Owners Association. Instead of that, an Ad-Hoc Committee has been formed by the Respondent for looking after the maintaince of the project. The Complainant further appealed for demarcation of the Area of Phase-II project where his flat is situated. The Advocate of the Respondent stated that they have initiated the process of formation of Association under the Apartment Ownership Act and requested the Allottees to submit necessary documents/papers from their end which are required to be submitted before the competent Authority for formation of Association under the Apartment ownership Act. The Respondent also stated that there is a boundary wall covering the entire project site but the project is being constructed on different phases having some of the same common facilities. So phase-wise demarcation cannot be done. After hearing both the parties, the Authority is of opinion that formation of Association under Apartment Ownership Act is required to be completed immediately with the initiation from the Developers end and necessary cooperation by the Allottees. Hence, the Authority is hereby pleased to give the following directions:- A. The Respondent Company shall take initiative for formation of	

Association of the Allottees under West Bengal Apartment Ownership Act and all Allottees including the Complainant shall render necessary co-operation by sending required documents lying with them, which are required to be submitted before the Competent Authority by the Respondent.

- B. The Respondent shall arrange to submit the application in prescribed form including all necessary papers before the Competent Authority under West Bengal Apartment Ownership act for formation of Association of the Allottees within **3 months** from the date of receiving this order of the Authority through email.

With this direction this instant complaint petition is hereby disposed of.

Let copy of this order be served to both the parties immediately.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority