

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

Complaint No. WBRERA/COM 001122

Tapas Kumar Bhattacharya Complainant

Vs

Badu Road Developers LLP Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 21.04.2026	<p>Complainant is present in today's hearing through online mode he is directed to submit his hazira immediately after the hearing.</p> <p>Authorized Representative Ms. Ritwika Bose, appeared in today's hearing on behalf of the Respondent company through online mode by filing hazira through email.</p> <p>Heard both the parties in detail.</p> <p>Respondent stated that they have taken action for formation of Association but they are not getting any cooperation from the Allottees towards compliance with the provision of section 11.4(e) of Real Estate (Regulation and Development) Act, 2016 and also the provisions mandated in the West Bengal Apartment Ownership Act, 1972. They also stated that a number of Allottees are not paying the CAM Charges for which, they are facing trouble in regular maintenance works.</p> <p>The complainant stated that he had not received any communication from the respondent regarding submission of documents. The Respondent on today's hearing added that the communication made through email and My Gate app on the said issue. However Complainant admitted he might have overlooked the same. The authority observes that such important communication should also be made by post. The Complainant also stated the respondent have taken up different works however the road works in front of Block 14 & 15 has not been completed as yet.</p> <p>Now after hearing, the Authority is hereby pleased to give the following direction:-</p> <p>A. The Respondent is directed to submit through notarized Affidavit in line of her presentation on today's hearing and send the same to the Authority serving copy to the Complainant within 14(fourteen) days from the date of receiving this order of the Authority through email.</p> <p>B. Upon receipt of the affidavit of the Respondent the Complainant is also directed to submit through notarized affidavit regarding her abidance of the provision of section 19 of Real Estate (Regulation and Development)</p>	

Act, 2016 with special reference to subsection 6 and 9 of the said section and send the same in original to the Authority serving copy to the Respondent within **14(fourteen) days** from the date of receiving the affidavit of the Respondent through email or speed post whichever is earlier.

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



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority