

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

Complaint No.WBRERA/COM-000091

Amarnath Banerjee Complainant

Vs.

Rajib Halder..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
01 <u>16.05.2023</u>	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Advocate Nawal Kishore Chatterjee is present on behalf of the Respondent (Shri. Rajib Halder) in the online hearing filing hazira and Vakalatnama through email.</p> <p>Heard both the parties in detail.</p> <p>As per the Complaint Petition the case of the Complainant is that a Development Agreement was signed between the present Respondent Mr. Rajib Halder and his team (Promoters) and the Complainant (Landowners). As per the Complainant, the Respondent has made some fraud and corrupt practices against the Complainant which are given below:-</p> <ol style="list-style-type: none">1. False promise of G+4/5th storey apartment.2. Fraudulently withdrawal of security deposit.3. Failure to hand over flat on time.4. Illegally altering the floor plan to convert garage space into shops.	

5. Fraudulent attempt to change land measurement record.
6. Denial of right of common area.
7. Willfully avoiding statutory compliance of HIRA & RERA.
8. Missing of Five no's CESC domestic Electric meter.

In this Complaint Petition, he claims for the relief of:-

- a) Immediate arrangement for O.C/C.C and Possession Letter.
- b) Completion of pending works of the project at the earliest.
- c) Earliest formation of association.
- d) Compensation for the delay amounting to Rs. 18,00,000/-.

After hearing both the parties, the Authority is satisfied to admit this matter for further hearing and order.

The Complainant is directed to submit his total submission regarding his Complaint Petition on a Notarized Affidavit annexing therewith notary attested supporting documents, if any, and a signed copy of the Complaint Petition and send the original Affidavit to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 15 days from the date of receipt of this order through email.

The Complainant is further directed to submit another notarized affidavit praying for inclusion of the names of the other Respondents and also Landowners, if any and send the original affidavit to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 15 days from the date of this order of the Authority through email.

The Respondent is directed to submit his Written Response regarding the Complaint Petition on a Notarized Affidavit annexing therewith notary attested supporting documents, if any, and send the original to the Authority serving a copy of the same to the

Complainant, both in hard and soft copies, within 15 days from the date of receipt of the Affidavit of the Complainant.

Fix **28.06.2023** for further hearing and order.



(SANDIPAN MUKHERJEE)

Chairperson

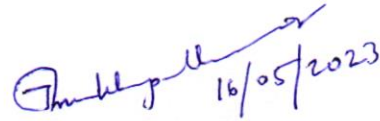
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority