

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

Complaint No.WBRERA/COM001082

Purnima Halder..... Complainant

Vs.

RealtechNirman Private Limited..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 17.07.2025	Complainant, Purnima Halder, represented by Mr. Subrata Halder who appeared online at the time of hearing of the instant complaint. He is informed to file the hazira physically or online which should be kept on record. Respondent, Realtech Nirman Private Limited is also represented by the Learned Advocate, Neha Gupta who appeared online at the time of hearing by filing hazira and Authorization Letter. Upon hearing both the parties, it appears that the complainant has not complied with the direction given on 18-02-2025 and 30.04.2025 vides Order No. 1 and 2 respectively by the Authority. It is further noted that sufficient opportunity was given to the complainant to file her total submission regarding her complaint petition on a Notarized Affidavit (in original) annexing therewith notary attested/self – attested copy of supporting documents and a signed copy of the complaint Petition in Form 'M' and to send the scan copy of the said Affidavit to the Respondent herein both in hard and scan copies within 15 days from the date of receipt of the order lastly given on 30.04.2025. It is further noted that the copy of the orders No.1 and 2 dated 18-02-2025 and 30.04.2025 has been mailed to the Complainant and the respondent as well as uploaded in the website observing the procedure usually followed by the Authority in other cases.	

During hearing, it is stated by the Complainant's representative that several mails were sent to the Authority which were remained unattended by the Authority. Thus it becomes clear to the Authority that the complainant has full knowledge about the order No. 2 dated 30.04.2025 and despite having full knowledge, the complainant wilfully disobeyed the earlier directions of the Authority.

It is also noted by the Authority that the said Complainant's representative during his online submission before the Authority has behaved with hostility while hearing on the complaint and respondent been present for which he has been cautioned to maintain the decorum during hearing proceedings.

In spite of the above, keeping in mind the principle of natural justice and considering that the Complainant's representative, not fully conversant with summary trial procedure which the Authority follows in disposing of the complaint petition filed u/s 31 of the Act 2016, the Authority explained that sending mails to the Authority is actually not a procedure, rather the complainant has to make her submission before this Quasi Judicial Authority at the hearing but it is very unfortunate to note the defying attitude of the complainant's representative during hearings.

However, in order to save guard the best interest of the complainant it is hereby once again directed upon the complainant to comply with the direction issued upon her through Order No. 1 dated 18thFebruary , 2025 and Order No. 2 dated 30thApril 2025 through notarized Affidavit as per earlier directions as a last and last chance.

Fix **10(ten) weeks** from this date for further hearing and order.



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