

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

Complaint No.WBRERA/COM(PHYSICAL)000028

Swapna Roy and Prabuddha Kumar Roy

..... Complainant

Vs

Jalan Builders Pvt. Ltd.

..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
1 ----- 06.02.2023	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Respondent was absent. One person claiming to be the representative of the Respondent appeared without any hazira or authorization and consequently his deposition was not accepted by the Authority.</p> <p>Heard the Complainant in detail.</p> <p>The case of the Complainant is that they booked a flat in a project of the Respondent Company and deposited approximately Rs. 17.50 lakhs to the Respondent Company till date in this respect. The delivery of the possession of the said flat was scheduled to be held on December, 2019 but the Respondent failed to deliver possession within the said time.</p> <p>The Respondent Company invited the Complainant for inspection of the flat on 21<sup>st</sup> December, 2022. The Complainant visited the construction site and found that the flat has not yet been ready for taking possession. The Complainant do not want to wait any more for the completion of the project because of the inordinate delay in the delivery of possession of the flat. The Complainant prays before the Authority for refund of the</p>	

amount deposited by him along with interest. The amount deposited with the Respondent is Rs. 25,91,212/- (Rupees twenty-five lakhs ninety-one thousand two hundred twelve) only.

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

The Complainant is directed to submit his total submission regarding the complaint petition annexing therewith self-attested photo-copies of the relevant documents and send it to the Authority as well to the Respondent, both in hard and soft copies, within 14 (fourteen) days from the date of receipt of this order of the Authority by email.

The Respondent is directed to submit its Written Response to the Complaint Petition annexing therewith authenticated supporting documents, if any, on a Notarized Affidavit and send it to the Authority as well as to the Complainant, both in hard and soft copies, within 14 (fourteen) days from the date of receipt of the Affidavit of the Complainant.

The Respondent is further directed to positively appear before the Authority on the next date of hearing submitting hazira & authorization before the hearing or submit Written Response within the stipulated time period, failing which, the Authority may proceed with hearing of this matter ex-parte.

Fix next date of hearing and order on **10.03.2023**.



(SANDIPAN MUKHERJEE)  
Chairperson  
West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member  
West Bengal Real Estate Regulatory Authority