

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

Complaint No.WBRERA/COM001266

Reallee Majumdar..... Complainant.

Vs.

Rameswara Infr Space LLP..... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
03 23.02.2026	<p>The Complainant, Reallee Majumdar represented by her husband, Animesh Majumdar being a co owner and a joint allottee online at the time of hearing of the instant Complaint. He has submitted hazira and Authorization Letter online which shall be kept in record. Animesh Majumdar being a co owner and a joint allottee is included as the complainant no 2.</p> <p>The Respondent, Rameswara Infr Space LLP is represented by the Chattered Accountant, Amit Kumar Kedia appeared online at the time of hearing. He is directed to file his hazira immediately after today's hearing through email. The authorized representative confirmed receipt of the affidavit dated 10th September 2025 from the complainant and submitted that he is fully aware of the instant complaint matter after relief sought by the complainant. He sought adjournment of today's hearing stating that his client out of India since two and a half months and he is yet to receive instructions from his client. He stated that an email is sent to the Authority today in this regard. As per the email sent by Mr.S Roy manager HR and legal coordination today just before the hearing at 12:12 PM on 23rd February 2026 enclosing the letter dated 23/02/2026 signed by Mr. Jugal Kishore Khetwat, Authorized signatory on behalf of the respondent mentioned that An authorized signatory on behalf of the respondent company being sick And suffering medical ailments he could not coordinate with authorized representative and presently traveling. Relevant medical documents shall be produced if required . The written communication received by the authority through email doesnot have enclosure or medical certificate from the respondent.</p> <p style="text-align: center;">Heard both the Parties in detail.</p> <p>The Complainant has filed his Affidavit Dated 10th September 2025 received by this authority 10th October 2025 as directed by order number 2 dated 9th September 2025. The Complainant submitted at as per sale agreement dated 27.12.2029 Page no 9 Para 7.2 the date of possession of the said apartment was mentioned as 31 December 2020. Subsequence during the Covid 19 the promoters was granted a 9th months grace period by the Authority. The extended due date of possession became 30.09.2021 as per the complainant. However on contrary to the said terms in the Agreement for sale the actual possession of the apartment was handed over to Complainant on 16.04.2023, which is about 18</p>	

month beyond the extended dateline. Now the Complainant claim of HIRA as per sale agreement dated 27.12.2029 paged an para no 7.6 and page no 12 para 9.2. in the delay of handing over the possession the allottee is entitled for the compensation as mandatory. The Complainant submitted his total compensation in his Affidavit Dated 10th September 2025 and has enclosed a calculation sheet in this regard.

However the, it is observed the complainant has ignored clause no 7, 7.1 of the Agreement for sale where it is clarified that the entire project would be completed on or before 31.12.2022 as was informed to the HIRA Authorities during registration of the instant project and as would further appeared from the official website.

Now as observed from the registration certificate of the project issued by WBRERA dated 17.11.2018 under project registration no; HIRA/P/NOR/2018/000166. The completion date as mention in the said registration certificate is **31.12.2022**.

The Respondent's Representative stated that he has received the Affidavit of the Complainant as per Order No. 2. Respondent has not yet complied with the direction upon him vide order number 2 of the Authority during the course of hearing of the instant complaint .Respondent has not submitted affidavit in opposition.

After hearing both parties, the Authority is pleased to observe that being provided equal opportunity to both the parties to submit and respond through Affidavit on the complaint made by the Complainant and the relief sought by him for the delayed possession of the flat the Authority issues the following directions:-

- a) The Complainant is entitled for receiving Interest for delayed Possession from 1st January 2023 to 15th March 2023. The complainant is hereby directed to submit through Affidavit mentioning his claim of interest for delayed possession for the period 1st January 2023 to 15th March 2023 to the respondent along with his bank details within **a week's time** on the receipt of instant order.
- b).The Respondent is given further opportunity to submit affidavit in opposition addressing to the complaint and relief sought by the complainant and make payment to the complainant home buyer interest for delayed Possession as mandated by the said RE (R&D) Act 2016 and WBRERA Rules 2021 within 45 days of receipt of instant order.
- c).Both the parties are at liberty to submit status on the instant complaint matter before the Authority.

Fix after **8 (eight) weeks** for further hearing and order.



(JAYANTA KUMAR BASU)
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