

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

Complaint No.WBRERA/COM001383

Saikat Das..... Complainant.

Vs.

Mr. Amar Singh ..... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
03 23.02.2026	<p>Complainant, Saikat Das appeared online at the time of hearing . He is directed to file his hazira immediately after today's hearing through email.</p> <p>Learned Advocate Mr.Pratip Mukherjee is present online on behalf of the Respondent and Ld' Advocates Mr. Aangraj Singh, along with Mriganka Mondal is present physically. Signed and submitted the attendance sheet.</p> <p>Heard both the Parties in detail.</p> <p>The Complainant has submitted his Notarized Supplementary Affidavit dated 22.10.2025, containing total submission as directed to the parties vide order 2 dated 10/10/2025 where he has addressed both the subject matter as raised during the 2<sup>nd</sup> hearing by the Ld' Advocate for the respondent. The Notarized Supplementary Affidavit dated 22.10.2025 of the Complainant is confirmed received by the Ld' Advocate for the respondent. Accordingly complainant wife Smt Atasi Das is included as the Complainant no 2 and the "Siddidata Enclave Private Limited" is include as respondent no 1 and Mr. Amar Singh is included as respondent no 2.</p> <p>Let the said Notarized Affidavit of the Complainants be taken on record.</p> <p>During today's hearing the complainant submitted that he seeks refund of the payment made to the respondent along with the accrued interest as mandated under the said RE(R&amp;D) Act 2016 and WBRERA Rules2021. He referred to his original Affidavit dated 21/07/2025, and submission made in serial number 16 and also to his original complaint filed through form M dated 21/05/25.</p> <p>The Respondent has also filed his Affidavit in Opposition dated 31.7.2025 in response to the Affidavit of the Complainant and the same has been received by the Authority on 31/07/2025. The respondent reply to the show cause upon them vide order number 2 through notarized affidavit dated 14<sup>th</sup> November 2025 received by the Authority on 21 November 2025.</p> <p>Let the said Affidavit in Opposition and reply to the showcause notice of the</p>	

Respondent be taken on record.

The Learned Advocate appearing on behalf of the Respondent stated that his client is agreeable for executing the agreement for sale or the refund of the booking amount along with EMIs being paid by the complainant but disagreed to pay interest as mandated under the said RE(R&D) Act 2016. He also admitted of not abiding with section 3 of the said RE (R&D) Act 2016 further supporting his submission made during the course of second hearing of the instant complaint. .

After hearing both parties, the Authority is pleased to observe that the Learned Advocate for respondent while admitting that his client has not abided with section 3 of the said RE (R&D) Act 2016 and has applied for the for the registration of the project during the course of the instant complaint hearing he is also not agreeable to pay the accrued interest as per the said RE (R&D) Act 2016 though he is ready for refund the payment received from the complainant by his client . Learned Advocate for respondent sought opportunity to respond to the Notarized Supplementary Affidavit dated 22.10.2025 of the complainant. Learned Advocate for respondent's attention was drawn upon the instruction upon his client vide the last order no 2 where the respondent was directed to file Affidavit-in-Response after receiving the Supplementary Affidavit and send the same before this Authority as well as to the Complainant by hard copy and soft copy **within 2 (two) weeks time**; this was not complied.

The Authority is pleased to give the following directions:-

- a) The Respondent is once again directed to file Affidavit-in-Response after receiving the order no 3 and send the same before this Authority as well as to the Complainant by hard copy and soft copy within 2 (two) weeks time; and
- b) The Office of the Authority is directed to add Atasi Das, wife of Saikat Das as Complainant No. 2 and "Siddidata Enclave Private Limited" as Respondent No. 1 in the instant Complaint.

Fix after **4 (four) weeks** for next hearing.



(JAYANTA KR. 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