

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

Complaint No. WBRERA/COM 001374

Prakash Kumar Jha Complainant

Vs

G.S. Electrocom Private Limited Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 27.02.2026	<p>Advocate Sayantan Chatterjee is present in today's hearing on behalf of the Complainant through online mode. He is directed to send his hazira and vakalatnama immediately after today's hearing through email.</p> <p>Legal Executive Ms. Laxmi Biswas (Mobile No:- 9818665867 and Email Id: laxmi.biswas@simoco.net) is present in the online hearing on behalf of the Respondent Company by filing Hazira through email. she is directed to send her authorization through email</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant, he booked a flat being No. 4G in Block 2B3 along with car parking space in the project "Sanhita" being developed by the Respondent, entering into an agreement for Sale on 17.07.2025. The total consideration value of the Flat was Rs. 14,54,124/-, which has been paid in full by the Complainant. As per Agreement for Sale, the Flat was to be handed over by the Respondent latest by 16.01.2019. But the Respondent failed to hand over the same within stipulated date, for which, the Complainant was constrained to terminate the said Agreement through termination notice, dated 05th April, 2025 and demanded the refund of the entire payment made by him along with interest. But no action has been taken by the Respondent towards refund of the same.</p> <p>Complainant prays for the relief of refund of his invested money amounting to Rs. 14,54,124/- along with interest as per provision of the Act. The Complainant also submitted that inadvertently he mentioned the amount paid by him as Rs. 15,12,476/- in the Complaint petition, which actually shall be Rs. 14,54,124/-. He prayed for necessary correction of the same.</p> <p>Respondent stated that they have not received any copy of the complaint petition.</p> <p>Advocate of the Complainant stated that a soft copy of the same has already been sent to the email id of the Respondent.</p>	

After hearing the Complainant, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions: -

- A. Complainant is directed to send his original complaint petition to the address of the Respondent, both in hard and soft copy and also to serve a copy of the same to the email address of the representative of the Respondent within **5(five) days** from the date of receiving the order of the Authority through email.
- B. The Complainant is directed to submit Affidavit of service and send the same in original to the Authority on the next date of hearing.
- C. The Respondent is hereby directed to submit their Written Response on notarized affidavit regarding the Complaint Petition of the Complainant, annexing therewith notary attested/self-attested supporting documents, if any, and send the same (in original) to the Authority serving a copy to the Complainant, both in hard and soft copies, within **14 (fourteen)** days from the date of receipt of the Complaint Petition of the Complainant either by post or by email whichever is earlier.

Fix after **6(six) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

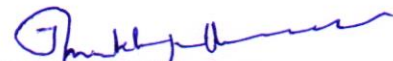
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority