

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

Complaint No. WBRERA/COM 001393

Srijan Residency LLP Complainant

Vs

Soma Ghosh 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 Samrat Ganguly 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>Respondent is absent in today's hearing, without any prior intimation, despite due service of hearing notice through email.</p> <p>Heard the Complainant in detail.</p> <p>The Complainant stated that the Respondent has booked a Flat Bearing Unit No. 3A of Tower-1 in their Project, "Solus" on 17.10.2024, paying the booking amount at 10% of the total consideration value and subsequently an Agreement for Sale was executed on 22.01.2025. But in spite of demands raised by the Complainant as per progress of the construction, no payment has been received by the respondent till date. Subsequently cancellation letters were sent several times but no response was received from the Respondent Allottee. The Respondent was requested to execute the cancellation of agreement but they did not reply.</p> <p>Complainant prays before the Authority to allow the Respondent for cancellation of Agreement so that they can proceed for fresh allotment and sale of the Flat booked by the Respondent.</p> <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: -</p> <p>A. The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 14 (fourteen) days from the date of receipt of</p>	

this order of the Authority by email.

- B. The Respondent is hereby directed to submit their Written Response on notarized affidavit regarding the Complaint Petition and Affidavit 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 Affidavit 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

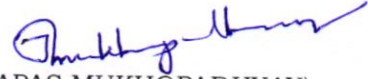
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority