

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

Complaint No. WBRERA/COM001172

Nani Bhusan Biswas..... Complainant.

Vs.

Mr. Bharat Naskar & Ors. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 20.05.2025	Complainant, Nani Bhusan Biswas appeared physically at the time of hearing and he is requested to file hazira which should be kept on record. Respondent, Mr. Bharat Naskar & Ors is represented by the Learned Advocate, Faruk Hossain appearing physically by filing vakalatnama and hazira which should be kept on record. Complainant has submitted Notarized Affidavit dated 02/4/2025 containing his full submission regarding this Complaint Petition, as per the last Order No. 1 dated 28.02.2025 which has been received by this Office on 09/04/2025. Let the said Notarized Affidavit of the Complainant be taken on record. The Respondent could not comply with the last Order No. 1 dated 28.02.2025 for submission of his Written Response . The complainant stated that he purchased a piece of land on 23/3/2021 in the project Metro City Park from the Respondent by making payment of Rs.7,00,000 but in the Deed of Conveyance it has been stated as Rs.3,30,000/-. The Complainant stated that there is no sign of development of the land as was promised by the Respondent. So the Complainant wants the refund of his full amount Rs. 7,00,000/- along with interest and also the mutation charge of Rs.70,000/-. The Learned Advocate appearing for the Respondent denied the allegations made by the Complainant that the Respondent is ready to deliver the possession of the land at any time as the plot is completely ready. But the Complainant opposed and stated that he has visited the land and there is no sign of development.	

After hearing both parties, the Authority is pleased to give the following directions:-

- a) The Respondent is hereby directed to appear physically to show cause as to why Penalty under Section 63 of the WBRERA Act, 2016 should not be imposed upon him for not complying with the Order No. 1 dated 28.02.2025; and further to showcause that he has abided by Section 3,4,11,12,14,16 and 17 and enclose all relevant and supporting documents self signed/notary signed in furtherance of his abidance to the **RERA Act 2016** and **WBRERA Rules 2021**,
- b) The Respondent is hereby directed to submit Written Response as per the Order No. 1 dated 28.02.2025 within **2 (two) weeks** from date of receipt of this order along with the mode and amount of money received by him from the complainant and further details of this project including number of plots been sold and unsold as on date , all the statutory permissions related to the project, the completion certificate from the Sanctioning Authority; and
- c) The Complainant and the Respondent are directed to submit a report along with photographs after jointly visiting the said plot of land as regards the present position of the land in question as on date; and
- d) The Complainant is hereby directed to submit Rejoinder, if any, within **2 (two) weeks** from date of the receipt of the Affidavit from the respondent.

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



(JAYANTA K. BASU)
Chairperson
West Bengal Real Estate Regulatory Authority