

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

Complaint No. WBRERA/COM001434

Debosree Roy Complainant.

Vs.

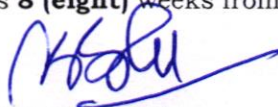
Ideal Real Estates Pvt. Ltd. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 15.10.2025	The Complainant, Debosree Roy appeared online at the time of hearing of the instant Application. She is requested to submit hazira which should be kept in record. The Respondent, Ideal Real Estates Pvt. Ltd., represented by the Learned Advocate, Khushi Khaitan (Phone No. 9474966074 Email ID : khushi@legaloptions.in) who appeared online at the time of hearing of the instant hearing. She is requested to file hazira and vakalatnama physically or online which will be kept in record. The Complainant stated that she booked the property in 2018. The property was initially booked by Mr. Y. P. Niyogi in 2013 and he transferred the Flat No. 12B to me wherein Third party agreement was made. The Complainant has made payment of 90% of the consideration amount except the last installment i.e. 10% of the full consideration is to be paid at the time of deliver of possession and after lapse of more than seven years the flat has not been delivered. The Complainant stated that she want immediate delivery of possession but the Respondent has not completed the flat and neither informed when the flat will be delivered and also they are not responding the correspondents made by the Complainant. No construction work of the flat has been done. The Complainant wants the immediate possession of the flat. The Learned Advocate for the Respondent stated that she has been instructed by his client that the flat is almost ready and the same will be delivered within six months. She also stated that the said project is registered under HIRA being Registration No. HIRA/ P/NOR/201800192. After hearing the both the parties, 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:- The Complainant is directed to submit her total submission regarding the Complaint Petition on a Notarized Affidavit annexing therewith notary attested	

/self-attested supporting documents and a signed copy of the Complaint Petition as in Form 'M' and send the Affidavits (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within **3 (three) weeks** from the date of receipt of this order of the Authority by email.

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested supporting documents including the photographs of the instant flat of the complainant and enclosing the Registration Certificate issued by the erstwhile WBHIRA/WBRERA, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within **3 (three) weeks** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

The next date of hearing is **8 (eight)** weeks from date.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority