

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

Complaint No. WBRERA/COM001438

Shantanu Pal ..... Complainant.

Vs.

Ideal Real Estates Pvt. Ltd. . . . . . Respondent.

| Sl. Number<br>and date of<br>order | Order and signature of Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Note of<br>action<br>taken on<br>order |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| 01<br>15.10.2025                   | <p>The Complainant, Shantanu Pal represented by his father Rajen Kumar Pal being the Constituted by Power of Attorney, appeared online at the time of hearing of the instant Application. He is requested to submit hazira and Power of Attorney physically or online which should be kept in record.</p> <p>The Respondent, Ideal Real Estates Pvt. Ltd., represented by the Learned Advocate, Khushi Khaitan ( Phone No. 9474966074 Email ID : <a href="mailto:khushi@legaloptions.in">khushi@legaloptions.in</a> ) 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.</p> <p>The Complainant stated that he purchased the Flat from the Respondent and the Agreement for Sale was done in the year 2018 . He has paid full amount and the registration of the Deed of Conveyance was made on 12/4/2023. The Complainant was given a letter of possession of the flat for fitout/interiors. In this fitout possession letter it was said that above mentioned flat Albatross A, 23B, was ready for fitout/interior subject to completion of some common portion but though the common portion like common lobby, lift etc of the 23<sup>rd</sup> floor is ready but till now after expiry of 2(two) years the flat is not handed over to the Complainant even the main door of the flat is not fitted for which the flat is getting damaged. After several request through whatsapp messages and Emails the Complainant is not getting positive response.</p> <p>The Complainant prayed for immediate possession of the flat within 15 to 30 days and the Complainant wants to stay there.</p> <p>The Learned Advocate for the Respondent stated that she has been instructed by his client that the flat is 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.</p> <p>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</p> |                                        |

the following directions:-

The Complainant is directed to submit his 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 enclosing the Registration Certificate issued by the erstwhile WBHIRA/WBRERA, in connection with the instant project , 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 **2 (two) 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