

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

Complaint No. WBRERA/COM001441

Ayanjit Nandy 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, Ayanjit Nandy along with his wife, Aritri Chakraborty appeared physically at the time of hearing of the instant Application. They have submitted 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 he along with Aritri Chakraborty jointly booked Flat No. 9F, Tower/Block -B (Barbet) and on 28/01.2014 an Agreement for Sale the delivery date of the said flat was 31st December, 2017 as per the agreement. The Complainant has paid Rs. 52,56,918/- out of total consideration of Rs. 57,90,013 the balance amount was to be paid at the time of Registration of the Sale Deed and delivery of possession. The complainant stated that despite multiple assurances, the Respondent has failed to hand over possession of the Flat within 31/12/2017 although 90% payment has been made. There has been no credible update regarding final possession or issuance of completion/occupancy certificate. The delay has caused them immense financial and mental hardship, including continued payment of EMIs/rent and disruption to his family plans. The Complainant prayed for immediate possession of the flat along with all the basic amenities and common facilities as mentioned in the Agreement for Sale. 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. 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	

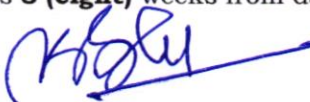
the following directions:-

The Complainant is directed to submit 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' (signed by the co-owner also) 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 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, 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 Office of the Authority is hereby directed to add the Co-owner, Aritri Chakrabarty, Daughter of Mr. Anup Kumar Chakrabarty as Complainant No. 2 in the instant Complaint and accordingly change the Cause Title.

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