

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

Complaint No.WBRERA/COM001274

Sukanta Saha..... Complainant

Vs.

Ideal Aurum NirmanLLP..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
05 16.10.2025	The Complainant, Sukant Saha represented by the Learned Advocate, Jiya Bose who appeared physically at the time of hearing of the instant complaint by filing hazira which will be kept in record. The Respondent, Ideal Aurum Nirman LLP, represented by the Learned Advocate Khushi Khaitan is present virtually at the time of hearing. The Complainant has submitted today the Rejoinder affidavit and also the affidavit of service of serving the copy of the rejoinder affidavit to the respondent. The Learned Advocate of the Complainant submitted before the Authority that respondent's submission of including Yes Bank as lender be included as respondent in the instant complaint are irrelevant and misconceived. Even if Lender can, in certain circumstances, fall within the extended definition of promoter that does not absolve the original promoter of its independent statutory and contractual duties towards allottees. The learned advocate on behalf of the complainant also submitted that in the possession notice dated 2nd August 2023 issued by Yes Bank has not included the complainants flat in the list of properties that Yes Bank has taken in its possession. Therefore obtaining NOC cannot be impediment for the respondent in registering the deed of conveyance in favour of the complainant . The authorized representative for the respondent today could not reply to the reliefs sought by the complainant as mentioned in the last order 4 dated 16/09/2025. She could not confirm handing over the delivery of the flat as informed by the respondent in the last hearing of the flat been ready for delivery and giving possession to the complainant thus deviating from the earlier submission. The authorized representative representing the respondent sought for filing response to the rejoinder affidavit filed today by the complainant.	

After hearing both the parties the Authority directs the respondent to file his submission through Affidavit upon receipt of the rejoinder affidavit filed by the complainant responding to the relief as sought by the complainant within **1(one) week** of receipt of this order enclosing the registration certificate and the latest photographs of the instant flat along with copy of the completion certificate, if any, serving a copy of the same to the complainant both in hard and soft copies .

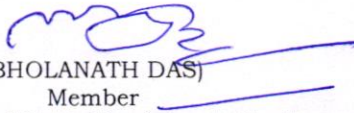
Fix next hearing after **4(Four) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority