

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

Complaint No.WBRERA/COM(PHYSICAL)000040

Dr. Indrajit chatterjee Complainant

Vs.

M/S. Shiv Niketan Limited..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
01 <u>28.04.2023</u>	<p>Complainant is present in the online hearing. He is directed to send his hazira for today's hearing through email to the Authority and hazira format is given in the email of the Authority dated 18.04.2023.</p> <p>Smt. Munmun Kar and Smt. Paromita Chakraborty are present on behalf of the Respondent Company i.e. M/s. Shiv Niketan Ltd. Both of them are hereby directed to send their hazira for today's hearing before the Authority through email as per the format for hazira given with the email of the Authority dated 18.04.2023.</p> <p>Heard both the parties in detail.</p> <p>The Complainant submitted that he has booked a bungalow in the project 'Gems Bougin Villa, Phase-1' of the Respondent Company. As per the Complainant he was shown a model 'Chestnut Bungalow' by an authorized Agent/Employee of M/s. Shiv Niketan Limited and after being satisfied with the said model bungalow, he applied for the same in the said project on 23.10.2021 and had been allotted Bungalow No. AC-25 with built up area of 1774 Sq ft., vide allotment letter dated 01.11.2021 and entered into an Agreement for Sale with the Respondent Company on 11.12.2021.</p> <p>The Complainant visited the said construction site on 02.11.2022 and noted that certain deviation from the model 'Chestnut Bungalow' which had been promised to him verbally.</p> <p>The Complainant prays before the Authority for necessary order for the relief of construction and finishing of the bungalow booked by him as per the model 'Chestnut Bungalow' which was shown to him by the Authorized Agent of the Respondent Company.</p>	

After hearing both the parties, the Authority is satisfied to admit this matter for further hearing and order.

The Complainant is directed to submit his total submission regarding his Complaint Petition on a Notarized Affidavit annexing therewith notary attested supporting documents, if any, and a signed copy of the Complaint Petition and send the original Affidavit to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 15 days from the date of receipt of this order through email.

The Complainant is further directed to submit in his submission on a notarized Affidavit regarding the point raised by the Respondent at the time of today's hearing.

The Respondent is directed to submit his Written Response regarding the Complaint Petition on a Notarized Affidavit annexing therewith notary attested supporting documents, if any, and send the original to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within 15 days from the date of receipt of the Affidavit of the Complainant.

Fix 08.06.2023 for further hearing and order.



(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority