

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

Complaint No. WBRERA/COM001415

Promodh Chandra Sen.Complainant.

Vs.

Bengal Shriram Hi-Tech City Private Limited. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 03.12.2025	<p>The Complainant, Promodh Chandra Sen appeared physically at the time of hearing of the instant Complaint. He has submitted hazira which shall be kept in record.</p> <p>The Respondents, Bengal Shriram Hi-Tech City Private Limited, is absent at the time of hearing.</p> <p>The Complainant submitted that he alongwith another person entered into an Agreement for Sale dated 24/02/2021 with the Respondent in order to purchase a Flat being No. F-18-04-03 in the 'Grand One' project of the Respondent and the delivery of possession of the said flat was 31/12/2022. He stated that total amount of Rs.11,25,052/- prior to 31/12/2023 and the Complainant is making payment as per the provisions of the Agreement and till today about 80% of the total consideration amount has been paid and the Respondent is now claiming that possession will be delivered only by 30/9/2026 as the RERA has extended the project time to time. The Complainant stated that the extension of period has not been intimated to them, therefore, the delay beyond 31/12/2022 is a clear breach of contract and constitutes default under Section 18(1)(a) of the RE(R&D) Act, 2016. The Complainants made repeated efforts to resolve the matter amicably, including emails dated 18.12.2022 and 02.07.2023 and an in-person meeting on 24.5.2025 with the Respondent's legal team, but no written offer or compensation was confirmed. Moreover, the Respondent obtained a third RERA extension from 20th August 2024 to 30th September, 2026, which was granted on 21st August, 2024.</p> <p>The Complainant prayed for Directing the Respondents to pay monthly interest compensation at SBI MCLR+2% (currently 10.75% p.a.) on Rs.11,25,052/- from 01/02/2023 until actual possession, as per Section 18(1)(a) of the said Act.</p> <p>The Complainant stated that he is the joint allottee of the said flat but he has not mentioned the details of the other allottee who is a party to the Sale Agreement.</p>	

After hearing the Complainant, 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 in Form 'M' also mentioning the name of the joint allottee and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within **2 (two) 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, 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 **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 **6 (six) weeks** from date.



(JAYANTA KR. BASU)

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