

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

Complaint No. WBRERA/COM001383

Saikat Das..... Complainant.

Vs.

Mr. Amar Singh Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 10.10.2025	Complainant, Saikat Das appeared online at the time of hearing and he is requested to file hazira which should be kept on record. Respondent, Mr. Amar Singh is represented by the Learned Advocate Mriganka Mondal physically and Mr. Pratip Mukherjee online at the time of hearing of the instant complainant by filing hazira which should be kept on record. The Complainant has submitted a Notarized Affidavit dated 21.07.2025, containing total submission regarding this Complaint Petition, as per the last order of the Authority dated 16.07.2025, which has been received by this Authority on 28.07.2025. Let the said Notarized Affidavit of the Complainants be taken on record. The Respondent has also filed his Affidavit in Opposition dated 31.7.2025 in response to the Affidavit of the Complainant and the same has been received by the Authority on 31/07/2025. Let the said Affidavit in Opposition of the Respondent be taken on record. The Learned Advocate appearing on behalf of the Respondent stated the Complaint is liable to be dismissed for non-joinder of party. The plot of land in question was booked jointly by the Complainant and his wife, Atasi Das so Atasi Das is a necessary party in the instant Complain and she must be added as Complainant No. 2. Further, the plot of land belongs to the company, namely, "Siddidata Enclave Private Limited" and not to Mr. Amar Singh, who is one of the Directors of the said Company so the said Company is the only Respondent represented by its director and in the instant Complaint the Company has not been made party, so "Siddidata Enclave Private Limited" be replaced in place of Mr. Amar Singh as Respondent. The Learned Advocate also stated that the project is now not registered under WBRERA thereby his client has not abided by the provisions of the of the RE (R&D) Act 2016 and has violated Section 3,4 11 of the said Act but they are trying to register the same.	

The Complainant stated that he wants to file supplementary affidavit. He also stated that earlier he wanted to withdraw the instant complaint for not having the hearing date but now he wants to continue with the instant complaint having full respect and honour to the Authority.

After hearing both parties, the Authority is pleased to give the following directions:-

- a) The Complainant is given **2 (two) weeks** time for filing Supplementary Affidavit mentioning his grievances as he wants to add and sent by hard copy and soft copy before this Authority and serving the same to Respondent also after receiving the instant Order by email; and
- b) The Respondent is directed to file Affidavit-in-Response after receiving the Supplementary Affidavit and send the same before this Authority as well as to the Complainant by hard copy and soft copy within **2 (two) weeks** time; and
- c) The Respondent is also directed to show cause within **2 (two) weeks** from this date as to why **Sections 59,60,61 and 63** of the RE(R&D) Act,2016 should not be invoked upon the respondent for non compliance of the provisions of the RE(R&D) Act,2016 ; and
- d) The Office of the Authority is directed to add Atasi Das, wife of Saikat Das as Complainant No. 2 and "Siddidata Enclave Private Limited" as Respondent No. 1 in the instant Complaint.

Fix after **4 (four) weeks** for next hearing.



(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