

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

Present : Kallol Chattopadhyay,
Adjudicating Officer, WBRERA

Complaint No. WBRERA/COMP (Physical) 000013

Rishav Jajodia and Sunita Jajodia Complainant

Vs

Spectrum Complex Private Limited Respondent 1
Rabindra Bhacchawat Respondent 2
Prateek Bachhawat Respondent 3
Sajjan Bachhawat Respondent 4
Bablu Shaw Respondent 5
Manish Kumar Karn..... Respondent 6

Sl. Number and date of order	Order and signature of the Adjudicating Officer	Note of action taken on order
01 13.03.2026	<p>Learned Advocate Pratyush Patwari (mobile no:- 9831283208 and email id:- patwariandassociates@gmail.com) is present with an attendance sheet along with vakalatnama to represent the Applicants of the instant case.</p> <p>Let the same be taken on record.</p> <p>Neither the Respondents nor anyone representing the Respondents are present today at the time of taking up this case for hearing.</p> <p>It is reported by the office that the notices for today's hearing have duly been issued and sent through registered emails of the Respondents but till date no communication from their end is received by the office.</p> <p>Heard Learned Advocate for the Applicant.</p> <p>Perused the materials on the case record.</p> <p>It is submitted by the Ld. Advocate for the Applicants that the Applicants have entered into an Agreement for Sale with the Respondent No.1 Company, being represented by the rest of the Respondents, on 15.12.2020 to purchase a commercial unit, details of which are mentioned in the schedule of the Agreement, in the building namely "ARCH SQUARE" in Sector V, Salt Lake City, Kolkata along with car parking space and according to the terms of Agreement the entire consideration money of Rs. 37,50,000/- has duly been paid within the time specified therein but the Respondents did not handover the possession of the said unit and car parking space till date, although it was stipulated to do the same within July, 2021. He also submits that a Legal Notice was sent to the Respondents by him on 13.03.2025 demanding delivery of possession by the Respondents to the Applicant forthwith and the said notice was duly been delivered to the Respondents on 17.03.2025 but instead of handing over possession of the said unit to the Applicants, the Respondents by a letter dated 31.07.2025, demanded a further sum of Rs. 1,49,640/- along with a refundable security deposit of Rs. 2,00,000/- from the applicant.</p> <p>Learned Advocate further submits that in order to get a clear picture of the status of the building, one local inspection may be held by appointing a Special Officer and a repost as to the nature, character, present status and photographs of the unit may be called for.</p> <p>Considering the submission of the Learned Advocate for the Applicants and the contentions as well as the prayers made in the complaint petition by the</p>	

Applicants, the instant case is admitted for hearing and order.

Also considering the fact that notice of hearing of this case was issued to the parties only on 9th of March, 2026, another opportunity for appearing and contesting this application of the applicants be given to the Respondents for proper adjudication of the matter in dispute.

Accordingly, the hearing of this case is adjourned today for the interest of justice.

Let further notices be issued to both the parties intimating the next date of hearing.

The Respondents are directed to remain present on the next date of hearing, in default, the matter will be heard Ex-Parte. The Respondents are further directed to submit their Written Objection, if any, against the contention of the Applicants made in complaint petition.

Fix 10.04.2026 at 2:30 for hearing of this matter.



(KALLOL CHATTOPADHYAY)

Adjudicating Officer

West Bengal Real Estate Regulatory Authority