

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

Complaint No.WBRERA/COM000757

Subrata Sen Complainant

Vs.

Unimark Realty Private Limited.....Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 30.01.2025	Complainant alongwith his Advocate Nabanita Das (Mobile - 9836570470) is present in the hearing physically signing Attendance Sheet. Advocate Swagata Mallick (Mobile - 7980019895 and email - swagatamallick1995@gmail.com) is present in the hearing on behalf of the Respondent is physically present in today's hearing on behalf of the Respondent filing vakalatnama and hazira. Heard both the parties in details. The Complainant entered into a Development Agreement with the Respondent for Development of the project and was entitled to get a flat comprising an area of 1300 sq. ft. (super builtup). Due to some personal reason the Complainant wanted to recall the allotment letter and wanted to get the entire amount which was accepted by the Respondent. After passing of two long years on 19.12.2019 the Complainant issued a reminder and requested the Respondent to refund the sale consideration of the flat that is Rs.34,45,000/- but he has not received the same till date. The Complainant prays for relief of refund of accepted price of Rs.34,45,000/- from the Respondent. After hearing both the parties, 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 hereby directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested / self attested copy of supporting documents 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 scan copies, within 15	

(fifteen) days from the date of receipt of this order through 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 copy of 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 (fifteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **08.09.2025** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority