

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

Complaint No. WBRERA/COM000963

Joydeep Bhattacharjee Complainant.

Vs.

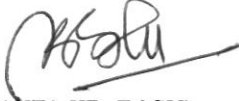
Ideal Real Estates Pvt. Ltd. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
03 03.07.2025	The Complainant, Joydeep Bhattacharjee is present online and he is also represented by his Learned Advocates, Subin Debnath and Javed Majid who appeared physically at the time of hearing of the instant Complaint by filing hazira and vakalatnama which will be kept on record. The Respondents, Ideal Real Estates Pvt. Ltd. is represented by the Learned Advocate, Brinda Sengupta who appeared online at the time of hearing. She is directed to file hazira and Vakalatnama which will be kept in record. Let the track record of due service of hearing notice of the Respondent be taken on record. The Complainant has submitted the notarized form M along with documents dated 20.05.2025 in as per the last Orders No. 1 & 2 dated 11.02.2025 and 15/04/2025 which has been received by the Authority on 19/06/2025 which is serviced upon the respondent as per the last Orders. Let the said documents be taken on record. The Learned Advocate appearing on behalf of Respondent stated that she has received only the copy of the notarized "M" Form and no other relevant documents have been attached with it and it is not a Notarized Affidavit filed by the Complainant as directed by this Authority vide earlier orders. So she is unable to file Affidavit in-Opposition in time. The Learned Advocate appearing for the Complainant stated that his client has made an Agreement for Sale in February, 2015 and the final payment was made on 22nd June, 2017. Total amount of Rs.87, 00,000/- was paid by the Complainant but till today his client has not delivered the possession of the flat and the Learned Advocate also showed 03 pictures showing that the work of the Flat incomplete as on date . There are several Blocks in that project and some of them have been completed and allotted to the flat owners and they have been residing there. He also stated that he is not aware if the Project is registered under erstwhile HIRA or RERA or not. The Learned Advocate prayed for an Ad-interim Order of delivery of possession of the Flat as soon as possible.	

The Learned Advocate appearing on behalf of the Respondent stated that she will take instruction from her client about the latest position of the project and then she will submit the same with her notarized Affidavit to be filed before this Authority upon receipt of the Affidavit from the complainant.

After hearing both the parties the Authority is hereby pleased to direct the Complainant to file Notarized Affidavit as per Orders No. 1 & 2 dated 11.02.2025 and 15/04/2025 respectively within **3 (three) weeks** similarly the Respondent is also directed to file Affidavit-in-Response to the Affidavit filed by the Complainant within **3 (three) weeks** of receipt of the Affidavit from the complainant.

Fix **8 (eight) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority