

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

Complaint No. WBRERA/COM(Physical)000231

Mrs. Nupur Ghosh and Mrs. Debasmita Ghosh Complainants.

Vs.

Sumitra Bose

. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 03.07.2025	The Complainants, Mrs. Nupur Ghosh and Mrs. Debasmita Ghosh, appeared physically at the time of hearing of the instant Complaint by filing their hazira, which should be kept on record. The Respondent, Sumitra Bose is absent at the time of hearing. Today is the admission hearing of the instant Complaint. The Complainants stated that as per Sale Agreement dated 17.08.2022 they booked a two room Flat measuring about 863 Sq. ft. from the Respondent, namely, Baba Construction. The consideration amount of the Flat was Rs.30,00,000/- out of which Rs.1,00,000/- was given discount by the Respondent and the Complainants have totally paid Rs.29,00,000/- to the Respondent. The Respondent issued a possession letter on 17/12/2024 and the Complainants have taken possession of the Flat but no registration has been made. The Respondent assured to complete the Registration process as early as possible but till date that has not been done. The construction work of the building has not been completed as the Electric Connection along with separate meter, installation of lift, CCTV Camera and outside colouring work of the building has not been done. The Complainants stated that they wanted to contact with the Respondent but she is not receiving any telephone and she has changed her address also. The Complaints prayed for early registration of their flat and completion of the incomplete work of the building as early as possible. After hearing the Complainants, 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 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 in Form 'M' and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and scan	

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 copy of supporting documents, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainants, both in hard and scan 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 Respondent is further directed to mention whether the construction has been made abiding by the guideline of RE(R&D) Act, 2016 and the registration of the project has been taken either from WBHIRA or WBRERA and also to show cause as to why Section 63 of the RE(R&D) Act, 2016 should not be invoked for non-compliance of the notice for appearing before this Authority.

Fix after **5 (five) weeks** for further hearing and order.



(JAYANTA KR. BASU)
Chairperson
West Bengal Real Estate Regulatory Authority