

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

Complaint No. WBRERA/COM(Physical)000230

Regent Crown Phase – II Residents Welfare Association

Bardhaman Complainant.

Vs.

RDB Reality and Infrastructure Ltd. through the Director Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 02.07.2025	The Complainant, Regent Crown Phase – II Residents Welfare Association, Bardhaman is represented by Ms. Leena Barman, Jyotsna Mondal Nandi, Monilal Dey and Arun Kumar Bhattacharya physically by at the time of hearing of the instant Application. They have submitted hazira, which should be kept in record. The Respondent, RDB Reality and Infrastructure Ltd., represented by its Authorized Representative, Amit Kumar Kedia (Email ID : pradeeppugalia@rdbindia.com, csrdbindra@rdbindia.com and secretarial@rdbindia.com Phone Nos. 9007077708, 9903909392 and 9038440761) appeared online by submitting his Authorization Letter through email to appear on behalf of the Respondent, which should be kept in record. Today is the admission hearing of the instant Complaint. The complainant stated about several grievances. The demarcation of Commercial Complex and non-Commercial Complex has not been done so the security of the Residents is compromised , hampered and consumers of the shops of the commercial area are creating discomfort to the residents. The common expenses have been increased as the commercial area has been included with the residential areas. The Respondent has made additional Construction over the common area violating the sanctioned plan as mentioned in the Agreement for Sale which was done in the year 2018. The Complainant also stated that the underground water reservoir for domestic use of the residents is made close to the Sewerage Treatment Plant as such the drinking water is contaminated and the residents are facing serious diseases borne by polluted water changing the proposed sanctioned plan. The parking area has not been given as per agreement and the parking area has been made by encroaching upon the common area and the allotment of parking areas have not been done and handed over to the Complainant. There is also inadequate number of parking space. Regarding Fire Safety measure, the notice was served to the Respondent by the concerned authority but no step has been taken by the Respondent. At the time of booking of flat it was mentioned that the disparities in the super built up area and carpet area will be decided after proper measurement and the shortfall will be made by	

either of the parties but till today no such measurement has been made by the Respondent although it was requested by the Complainant for several times. The roads inside the project area have not been done as per the sanctioned plan so the same is creating serious problem for communication.

The Authorized Representative of the Respondent stated that he has only received the copy of the complaint and he has no other relevant documents at present so after receiving the Affidavit with relevant enclosure from the Complainant he will make his submission.

After hearing both the Complainant and the Respondent, 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 their total submission regarding his Complaint Petition on a Notarized Affidavit annexing therewith notary attested / self attested copy of supporting documents and the documents regarding registration of the project under HIRA must be submitted by the complainants as the complaints mentioning anomalies to establish non compliance by the Respondent to be ascertained 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 **1 (one) week** 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, documents regarding erstwhile WBHIRA/WBRERA Registration Certificate if any or not, explain that they have abided by the provisions of the RERA Act 2016, annexing therewith notary attested/self-attested supporting documents, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within **1 (one) week** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

The next date of hearing is **4 (four)** weeks from date.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority