

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

Complaint No.WBRERA/COM001250

**AVINANDAN CHATTAPADHYAY.....Complainant**

Vs.

**MR. MANABENDRA MITRA**

..... Respondent

| Sl. Number<br>and date of<br>order..... | Order and signature of the Officer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Note of<br>action<br>taken on<br>order |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| 01<br>29-04-2025                        | <p>Complainant (Ph. No: 9051077242; email: <a href="mailto:avinandan.c@gmail.com">avinandan.c@gmail.com</a>) Advocate Avinandan Chattopadhyay is present in the hearing through online on behalf of his client Mr. Somnath Goswami &amp; Smt. Nilanjana Goswami filing Hazira and vakalatnama.</p> <p>Respondent is absent despite due service of the hearing notice through email.</p> <p>Heard the complainant.</p> <p>As per submission of the advocate his client is the allottee on the project "Sushma Apartment" developed by the Respondent (Innovative Developers) who have purchased the flat paying the actual consideration amount to the developer including registration of deed but till date the developer has not constructed the lift as per the sanctioned building plan though repeated requests have been made to him. The developer has not handed over the completion certificate as yet.</p> <p>The Complainant Prays for relief for construction of the lift in the building and to provide the completion certificate by the respondent.</p> <p>After hearing the Complainant, 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: -</p> <p>Let Mr. Somnath Goswami &amp; Smt. Nilanjana Goswami being the allottees are included as the complainant in this complain petition who is</p> |                                        |

represented by the advocate Sri Avinandan Chattopadhyay

Let Innovative Developers be included as respondent no. **1** and Mr. Manabendra Mitra be included as respondent no. **2**

The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within **10 (ten)** days from the date of receipt of this order of the Authority by email.

The Respondent is hereby directed to submit their Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, 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 **10 (ten)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **30.06.2025** for further hearing and order.



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority