

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

Complaint No. COM000158 (erstwhile WBHIRA)

Vikash Kumar Bathwal.....Complainant

Vs

Emami Realty Limited..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
12 08.07.2025	Complainant (Mobile – 9836175003, email – vikash_bathwal@yahoo.com) is present in the physical hearing and signed the Attendance Sheet. Advocate Sayan Banerjee (email – sayanclst@gmail.com) is present in the hearing on behalf of the Respondent through online mode. He is directed to send his hazira and vakalatnama immediately after the hearing through email. Heard both the parties in detail. Advocate of the Respondent prayed for an adjournment of today's hearing as their senior Advocate is busy in Calcutta high Court. It was specifically stated in the earlier order dated 26.09.2024 that the senior advocate on behalf of the Respondent shall positively present in the next hearing, failing which, the Authority may have proceed with Ex-parte hearing. In spite of that senior advocate as well as advocate on record are absent in today's hearing completely violating the order of the Authority. The Complainant stated that he received one draft Deed of Sub lease in which some paragraphs have been inserted which according to the Complainant are infringing his rights as Allottee under the provision of Act. After hearing both the parties, the Authority is hereby pleased to give the following directions:- A) The Complainant shall make submissions regarding the anomalies in the draft Deed of Sub lease through notarized Affidavit, sending the same in original to the Authority, serving copy (both hard and soft versions) to the respondent within 14(fourteen) days from the date of receiving this order of the Authority through email. a) Respondent shall submit their response against the Affidavit of the Complainant as mentioned above within 14(fourteen) days from the date of receiving the Affidavit of the Complainant by speed post or by email whichever is earlier. b) If the Respondent fails to appear even on the next date of hearing for	

submission of his argument the Authority shall proceed with Ex-parte hearing for issuance of final order.

Fix **25.08.2025** for further hearing and order.



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority