

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

Complaint No. WBRERA/COM001363

Prabir Sengupta Complainant.

Vs.

Janapriyo Real Estate Pvt. Ltd.. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 07.07.2025	The Complainant, Prabir Sengupta, physically appeared at the time of hearing of the instant Application. He has filed hazira which should be kept in record. The Respondent, Janapriyo Real Estate Pvt. Ltd is represented by its Learned Advocates, Dhruvabrata Basu and Paromita Choudhury who appeared physically at the time of in the instant hearing. They have submitted submitting hazira and Vakalatnama. Today is the admission hearing of the instant Complaint. The complainant submitted that the Complainant booked a plot of land measuring about 2.2 Cottahs from the Respondent in the project named 'Metro City Park'. The Registration of the said plot has been completed on 25.04.2014 and the Complainant has paid Rs.3,74,000/- for the said plot and separately has paid the mutation fees and other fees separately and the money receipt has been paid by the Respondent. The complainant stated that as per the Sale Agreement there is no sign of Development of the said project. The Complainant stated that the Respondent has not taken any sanction plan for the said project from any authority. The Complainant stated that all the amenities like roads, drainage system, Electric Poles water lines Car parking etc., which was promised by the Respondent, has not been done and still the project land at present is being cultivated. The Complainant stated that money has been received by the Respondent but the land has not been delivered to the Complainant and the development work is not completed. The Complainant also stated that the Respondent has changed the project name as Metro City Villas and trying to sell the same plot of lands to other new purchasers by making construction thereupon. The Complainant prayed for refund of the money along with interest as per the provision of the RERA Act 2016. The Learned Advocates appearing for the Respondent stated that they have only received the copy of the M form so they are unable to proceed with the complaint case anymore and they asked for the relevant supporting documents along with the complaint made by the Complainant. The Learned Advocate also	

pointed out that the land has been registered between him and the respondent in the year 2014 so the present Complaint case is not maintainable as per law.

After hearing 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 his total submission regarding the Complaint Petition on a Notarized Affidavit annexing therewith notary attested /self-attested supporting documents and a signed copy of the Complaint Petition as in Form 'M' and Complainant must enclose the Power of Attorney to establish his role in this matter 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 **15 (fifteen) days** 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 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 **15 (fifteen) days** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. Respondent should enclose self certified/notary signed copies of all Sanctions and permissions received from the competent Authorities and categorically mention if the project is registered under WBRERA or erstwhile WBHIRA and enclose a copy of the registration certificate along with the affidavit.

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



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority