

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

Complaint No. WBRERA/COM (physical) 000315

Bibhas Roy Complainant

Vs

Dutta Realtors and Others Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 <hr/> 10.12.2025	<p>Mr. Soumik Roy (mobile no:- 8250296460 email:- soumik.bdn@gmail.com), son of Complainant Bibhas Roy is present in today's hearing on behalf of the Complainant through online mode. He is directed to send his hazira immediately after today's hearing through email.</p> <p>The Complainant is also directed that if he is unable to join the hearing in person, he may authorize any person to appear on behalf of him in production of a registered Power of Attorney from him.</p> <p>Respondent is absent in today's hearing, without any prior intimation, despite due service of hearing notice.</p> <p>Heard the Complainant in detail.</p> <p>As per the Complainant, he is the lawful owner of a land. For development of which, he had entered into a registered Development Agreement on 20.12.2018 with the Respondent "Dutta Realtors" which was duly executed before the office of the Additional District Sub Registrar, Purba Burdwan. As per Article VII, clause VII.1 of the said Development Agreement the Developer was contractually bound to complete the construction of a multistoried residential building within 24 months from the date of execution of the said Agreement i.e. by 19.12.2020, failing which, the Developer shall be liable to compensate the Landowner. But the Developer has grossly failed to honor its contractual commitments though the Developer has now handed over the flats of the Landowners of allocation but has not yet given the possession of four no. of garages. The Developer has not also provided the Complainant with the completion certificate of the project.</p> <p>The Complainant prays for relief of handing over the car parking areas along with requisite completion certificate and occupancy certificate, compensation for delay in delivery including interest on market value and also compensation for mental harassment.</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</p>	

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 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 **14 (fourteen)** 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 **14 (fourteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **after 6(six) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

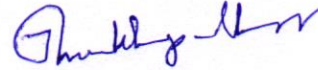
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority