

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

Complaint No. WBRERA/COM 001433

Sk. Nizamuddin Complainant

Vs

Krishna Charita Eco Homes Respondent

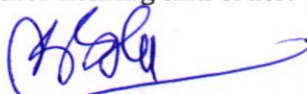
Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 10.12.2025	<p>Complainant (mobile:- 8116449473 email:- nizamskuddin1986@gmail.com) along with Advocate Sk. Osman Goni (mobile no:- 7908033937 email:- goniosman786@gmail.com is present in today's hearing physically by filing hazira and signing the attendance sheet.</p> <p>Advocate Saswata Ganguly (mobile:- 9933414309 and email:- saswata.ganguly@gmail.com), Advocate Asima Mondal and Advocate Arnab Banerjee along with Samir Saha, the Authorized Representative of the Respondent Company is present in today's hearing on behalf of the Respondent physically by filing vakalatnama, authorization and signing the attendance sheet.</p> <p>Heard both the parties in detail in detail.</p> <p>As per the Complainant, he paid a total sum of Rs. 12,00,000/- in favour of the Respondent to purchase a specific plot of land located at Bolpur with assurance of availability of the said plot for sale and also for arrangement of necessary bank financing. But the Respondent did not execute the Agreement for Sale and could not arrange for the promised bank loan in favour of the Complainant. Upon enquiry, the Complainant discovered that the Respondent has fraudulently and dishonestly sold the plot of land to a third party without the prior consent of the Complainant.</p> <p>The Complainant prays for the relief of the direction upon the Respondent to refund the full amount of Rs. 12,00,000/- along with interest as per provision of the RERA Act, 2016, compensation for mental agony, imposition of penalty on the Respondent for violation of section 4,7 and 13 of RERA Act, 2016 as deemed fit by the Authority.</p> <p>The Respondent stated that although he received a copy of complaint petition from the Complainant but he did not receive any supporting documents along with the same. He also prayed for some time to settle the matter with the Complainant through mutual discussion.</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</p>	

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 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. On their affidavit the Respondent shall categorically mention whether they have taken Registration with WBRERA or erstwhile WBHIRA. If yes, they shall enclose a copy of Registration Certificate along with their affidavit.

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