

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

Complaint No. WBRERA/COM000550

Subhabrata Maitra.

..... Complainant.

Vs.

Mounthil Reality Private Limited.

..... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
04 12.12.2025	<p>Complainant, Subhabrata Maitra appeared online in today's hearing. He is requested to file hazira online or physically should be kept in record.</p> <p>Respondent, Mounthil Reality Private Limited, represented by its Learned Advocate, Ms. Khusboo Ruia who appeared online at the time of instant hearing. She is requested to file hazira online or physically should be kept in record.</p> <p>Today is the 4th hearing and in the earlier three hearings the Respondent was absent. It has been found from the record that the service of hard copy of the Order from this Authority has been received back with a Postal endorsement "Building Disturbing due to fire ACNL".</p> <p>The Complainant stated that he did not receive any communication neither from the Authority nor from the Respondent, save an except the email of today's hearing notice so he has appeared today.</p> <p>The Complainant stated that he entered into an Agreement for Sale dated 28/07/2013 for purchasing a Residential Flat bearing No. 5/1A, 1st Floor, Block-5, super built up area about 1150 sq. ft. at the project named as Mounthil Essence at Rajarhat, Kolkata - 700135 from the Respondent for a total consideration amount of Rs.37,48,750/- and he has paid Rs.12,65,865/-. The Complainant also stated that the flat is still incomplete though the Respondent promises to deliver the possession of the said flat within three years. So the Complainant prayed for refund of the Principal amount along with 18% interest p.a. from the date of payment and compensation amounting to Rs.10,00,000/- and now he does not want the Flat.</p> <p>The Learned Advocate for the Respondent stated that the calculation of the compensation will take some time. She also stated that she has not received the Affidavit from the Complainant and after receiving the same she will submit written response with regard to the Affidavit.</p> <p>Heard both the parties in details.</p>	

After hearing both parties, the Authority is pleased to give the following directions:-

- a) 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 wherein he should mention his present Address, email ID and Phone Number 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 **2 (two) weeks** from the date of receipt of this order of the Authority by email or by post whichever is earlier; and
- b) The Respondent is hereby directed to file Affidavit in Response with regard to the Affidavit sent by 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 **2 (two) weeks** from the date of receipt of the Affidavit of the Complainant.

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