

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

Complaint No.WBRERA/COM000789

Adhrit Commercial Pvt.Limited..... Complainant

Vs.

Emami Infrastructure Limited..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 17.07.2025	Complainant is represented by Ld' Advocate Mr.Jitendra Patnaik in the today's hearing through online mode filing hazira through email. Respondent is represented by Ld' Advocate Ms Payal Saha appearing online in the hearing. She is directed to submit her vakalatnama and Hajira for her attendance in today's hearing either online or physically. Both parties present today confirm receipt of earlier order 1 dated 31st January 2025 and order 2 dated 19th May 2025. Complainant has already complied with the instruction upon him vide order 1 dated 31st January 2025 by submitting his affidavit before this Authority received by this office on 5th march 2025. Respondent confirmed receipt of the affidavit from the complainant but not complying with the directions stating grounds as directed vide order 2 dated 19th May 2025; the respondents have submitted their affidavit in opposition on 17th May 2025 received by this office on 20th May 2025. Further on receipt of the affidavit from the respondent complainant has submitted an supplementary affidavit dated 25th June 2025 and confirmed today by the learned advocate for respondent of receipt of the same further seeking for the time to respond upon the complainant's supplementary affidavit. The Ld' advocate for the complainant submitted before the Authority his client declaration vide serial number 4 where the process related to the complainant executing the agreement for sale and further received of letter of inclination for possession dated 24th June 2019 .The complainant in the month of June 2019 went for verification and pointed out to various defects and pending construction work of the flat. Further the respondent waived the CAM charges till June 2020 till the time respondent completes the repair and pending construction work whereas the letter of intimation of possession was served upon the complainant on 24th June 2019 as for the agreement for Sub-lease executed on 16th July 2016 between his client and the respondent the delivery of the possession of the flat was to be completed on or before March 2017 with a grace period of six months during which complainant is entitled to interest. Further the Ld' advocate for the complainant submitted of his client of executing the Deed of conveyance with the respondent with the declaration that no pending dues from the respondent. Immediately thereafter a police case was filed by the complainant	

on the subject as stated by the Ld' advocate during today's hearing.

Ld' Advocate for respondent submitted before the Authority that complainant have submitted Affidavit in rejoinder dated 25th June 2025 been received by the respondent and seek two weeks time to file Affidavit in response before the Authority and to the complainant.

After hearing both the parties the Authority directs the respondent to file Affidavit in response within two weeks on receipt of today's hearing order and serve copy to the complainant both in soft and hard copies as previously undertaken.

Fix next date **4(four) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority