

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

Complaint No. WBRERA/COM001390

Partha Pratim Biswas..... Complainant.

Vs.

Ideal Real Estate Pvt.Ltd. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 21.07.2025	The Complainant, Partha Pratim Biswas appeared online at the time of hearing of the instant Complaint. He has submitted hazira online which should be kept in record. The Respondent, Ideal Real Estate Pvt.Ltd is represented by the Learned Advocate Ramendu Agarwal who appeared online at the time of hearing yet to file his Hazira and Vakalatnama which will be kept in record. Today is the admission hearing of the instant Complaint filed by the complainant on 27th May, 2025 before this Authority. The Complainant submitted that he purchase flat number 7C in the Barbet Block of the Ideal Aqua View residential project developed by Ideal group in September 2014 .The complainant made full payment of Rs 53,47,118 only for said unit as per the agreed terms and condition. Despite the lapse of more than 11 years as of May 27th 2025 the respondent has failed to deliver the possession of the flat to the complainant and the flat construction remains incomplete. Multiple attempts by the complainant to approach respondent to obtain updates about this property and the project from the respondent has been met with evasive replies and no definitive timeline or explanation has been provided by the respondent .This has resulted in prolonged uncertainty and financial stress. Under these circumstances the complainant seeks the refund of the total payment made by him along with the payment of interest from the respondent as mandated by the RERA Act 2016 . The Learned Advocate for the respondent submitted that he will respond after receiving the original Affidavit from the Complainant regarding his complain been heard today. 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 Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions:-

The Complainant is directed to submit his total submission regarding his Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested copy of supporting documents and a signed copy of the Complaint Petition in Form 'M' and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and scan copies, within **7 (seven) 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 copy of 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 scan copies, within **2 (two) weeks** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. The Respondent to enclose the registration certificate issued by the erstwhile WBHIRA/WBRERA in respect of this project and photographs of the instant flat both inside and outside along with his affidavit.

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



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority