

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

Complaint No. WBRERA/COM001080-CP

Samrat Majumdar Complainant.

Vs.

Badu Road Developers LLP..... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
03 17.07.2025	Complainant, Samrat Majumdar appeared online at the time of hearing. He has submitted Hazira and Attendance which should be kept on record. Respondent, Badu Road Developers LLP is represented by the Legal Executive, Ritwika Bose is present online at the time of hearing. The Complainant has submitted affidavit as mentioned in the earlier order 2 dated 5th May 2025. The Respondent has submitted the Written Response dated 14.05.2025 which has been received by the Authority on 15.05.2025 which will be kept in record. The Complainant stated that the hard copy of the Written Response was not sent to him by the Respondent. At the time of hearing the Complainant pointed about the Water Treatment Plant and Sewage Treatment Plant in the residential project which has been totally damaged during flood that took place inside the housing complex back in 2021. He also pointed about the Respondent was requested to charge Common Area Maintenance at a reduced rate since, from April, 2019 to March, 2023 and after negotiations the Respondent agreed to a CAM rate of Rs.1.95 per square feet, the Complainant is living in a construction zone, there were no boundary or very weak boundary between the residential area and the construction area, residential area was exposed to outsiders. Complainant submitted that there are some structural defects and dampness in the flat and this was brought to the notice of the respondent. The Respondent Representative stated that the Report of Water examination will be given as the same has been done and about the CAM charges the same will be shown in the Balance Sheet. After hearing the Complainant, the Authority is pleased to give the following directions:- a) The Complainant is hereby directed to file Supplementary	

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| | <p>Affidavit, if any, within 1(one) week ; and</p> <p>b) The Respondent is hereby directed to file their Rejoinder Affidavit enclosing all the papers upon receipt of the Supplementary Affidavit filed by the Complainant within 1 (one) week.</p> <p>c) Both the parties or their authorized representative/s are hereby directed to appear physically before the Authority in the next hearing.</p> <p>Fix after 4 (four) weeks for further hearing and order.</p> <p>
(JAYANTA KR. BASU)
Chairperson
West Bengal Real Estate Regulatory Authority</p> | |
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