

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

Complaint No. WBRERA/COM000803-CP

Laden Lama Complainant.

Vs.

Jain Group Projects Private Limited Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
03 18.07.2025	The Complainant, Laden Lama is represented by his Learned Advocate, Anindita Dutta appeared online at the time of hearing of the instant Complaint. She is requested to file hazira which should be kept on record. The Respondent, Jain Group Projects Private Limited is represented by the Authorised Representative, Subhankar Dam, who appeared online at the time of hearing by filing hazira and authorization letter which shall be kept in record. The Authorised Representative of the Respondent state that the Learned Advocate, appearing for the Respondent has been suffering from fever so he prayed for adjournment and filed an Adjournment Petition online along with his hazira. Now that the Respondent has received Order No. 2 which was sent to both the parties on 20th May 2025 after that the Respondent has submitted Written Response dated 26th May, 2025 which has been received by the Authority on 29.05.2025 and another on 26th May, 2025 which has been received by the Authority on 29.05.2025. The Complainant's Advocate acknowledged that the affidavit in opposition from the respondent side has been received by them. The Respondent's Representative confirmed of received of Complainant's affidavit 7th February 2025 and rejoinder affidavit dated 24th June 2025 from the Complainant. Let the said Affidavits be taken on record. Now, Mrs Laden Lama complaints mainly on three points, one is relating to covered car parking, two is non-receipt of completion certificate or OC and third is relating to installation of electric metre in her name . Ld' Advocate Ms Anindita Dutta mentioned that there is no completion certificate issued but respondent is claiming that they submitted the completion certificate has already been issued but there was no proof that completion certificate has already been issued on 3rd August 2016 to the allottee because occupancy certificate which issued by Gram Panchayat on 3rd August 2016 was first made available to the president of this apartment association in early 2025 and subsequently shared via Whatsapp group in 19th May 2025. So they actually	

violated Section 11 Sub-section 4B and Section 19 Subsection 10 of RERA Act 2016. It is mandatory for promoters to obtain completion certificate and occupancy certificate from the competent authority prior to handing over the possession to the allottees. Possession was handed over by the respondent without fulfilling their legal right. Complainant categorically denies ever receiving completion certificate till this day. Ld' Advocate for the complainant submitted that the respondent also said in their affidavit that complainant booked complete flat and inspected car parking at the time of booking is completely false because booking form was made 13th January 2006. According to Respondent's statement completion certificate was issued on 3rd August, 2016 and car parking belatedly allocated on 20th December 2023 so it is clearly evident that respondent's statement is misleading to this complaint proceeding before this Authority. The Learned Advocate of the Complainant stated that the cause of delay as stated in the Affidavit-in-Opposition is not proper and the same has been made with a malafide intention for making further delay in proceeding. She has also mentioned the page No. 36 of the Affidavit-in-Opposition about the Registration Certificate which is not related to the project. The Authorized Representative of the Respondent appearing on behalf of the Respondent stated that he is not prepared to answer any more about the queries of the Learned Advocate of the Complainant.

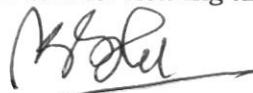
The Authorised representative appearing on behalf of the Respondent is not at all prepared to answer anything as raised by the Complainant and responded unsatisfactorily though has signed the Affidavit in opposition on behalf of the respondent.

The Learned Advocate appearing on behalf of the Complainant stated that the Respondent is now trying to harass his client and his client has been suffering mentally so seeks compensation be imposed upon the Respondent.

Heard both the parties but leading to the incomplete submission by the respondent's representative decision could not be arrived at due to the non-cooperation and willful negligence of the Respondent. On the prayer of the respondent today's hearing is adjourned. Another opportunity is given to the respondent to respond to the complainant's submission in relation to her complaint been heard by the Authority.

The Authority is hereby pleased to direct the Complainant **1(one) week** time upon receipt of the Authority's order of today's complaint hearing and to submit Affidavit (if any) as per the earlier Order No. 2 dated 07/05/2025 before this Authority and to the Respondent both in hard copy and soft copy and the Respondent is hereby directed to submit Affidavit in response to the Affidavit filed by the Complainant addressing why the complainant is unable to install electricity meter on her name, complaint of harassment, provision of covered car park and non receipt of the completion certificate from the respondent within **1 (one) week** of the receipt of complainant affidavit.

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



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority