

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

Complaint No.WBRERA/COM001246

Srijan Residency LLP..... Complainant

Vs.

Dipak Kumar Das..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 07.07.2025	Complainant is represented by the Ld' Advocate Samrat Ganguly in the hearing through physically directed to file hazira and the vakalatnama/authorisation letter from the Complainant. Respondent is represented by the Ld' Advocate Rahul Parasrampuriah who appeared physically in the hearing. He is directed to submit his vakalatnama if not already submitted on the earlier occasion. Ld' Advocate Samrat Ganguly on behalf of the complainant submitted that the agreement for sale for an apartment Tower 7/11-E in their project named Solus was executed between the parties on 7th October 2024. During that time the respondent paid 10% of the total cost of the flat and further payment was ignored by him as per the payment schedule mentioned in the said agreement for sale. In this connection complainant sent 02(two) notices through email dated 6th January 2025 and further 20th January 2025 stating that as construction of the project is nearly 85% completed, the complainant is facing severe financial loss on account of non compliance from the respondent to comply with the payment schedule executed by the parties involved. Under these circumstances the said to be agreement for sale be cancelled and to be revoked. Respondent represented by the Ld' Advocate Rahul Parasrampuriah submitted before this Authority that he's not aware of the two emails mentioned by the complainant and requested for sharing those two emails to suitably respond to this complaint. After hearing the Complainant and the Respondent, 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 the Complaint Petition on a Notarized Affidavit annexing therewith notary attested	

/self-attested supporting documents and a signed copy of the Complaint Petition as 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 soft copies, within **15 (fifteen) days** from the date of receipt of this order of the Authority by email. Complainant to categorically mention if the project is registered under WBRERA / WBHIRA and enclose a copy of the registration certificate along with the affidavit.

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of 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 **15 (fifteen) days** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. Respondent to mention whether the project is registered with WBRERA.

Fix after **7 (seven) weeks** for further hearing and order.



(JAYANTA KR. BASU)
Chairperson
West Bengal Real Estate Regulatory Authority