

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

Complaint No. WBRERA/COM001265

Noble Estates Complainants.

Vs.

Anjan Shaw & Anr. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 10.07.2025	The Complainant, Noble Estates represented physically by its Harsh Karnani by filing Hazira and Authorization Letter which will be kept in record. The Respondent, Anjan Shaw & Anr is represented by the Learned Advocates, Satabdi Bhattacharya and Subhendu Sanyal who appeared physically by filing Hazira and Vakalatnama which will be kept in record. Let the track record of due service of hearing notice of the Respondent be taken on record. The Complainant has submitted a Notarized Affidavit dated 05.06.2025, containing their total submission regarding this Complaint Petition, as per the last order of the Authority dated 26.05.2025, which has been received by this Authority on 05.06.2025. Let the said Notarized Affidavit of the Complainants be taken on record. The Respondent's Advocate has submitted that due to change of the Learned Advocate appearing on behalf of the Respondent and as all records of the instant case is not with him and the Respondent has been suffering from the serious illness so the Affidavit in Response could be filed in time. And he prayed for adjournment by making filing an Adjournment Petition which should be kept on record. He also prayed for supplying all the annexures as stated in the complaint to the Respondent. The Learned Advocate for the Respondent also stated that there are several pending cases in other Courts for the self-same cause of action so the instant complainant cannot be entertained by this Authority. The Complainant stated that they have sent the Affidavit along with all the annexures to the Respondent as directed by the Authority. The Complainant stated that one of the Co-owners has stated that the	

Respondent is unable to pay the balance amount for purchasing the flat and they are defaulter. The Complainant also stated that they are a small developer and the Respondent only due to malafide intention has been moving from one forum to another forum for harassing the Complainant and the Complainant is in huge monetary loss being unable to sell the property to other purchasers.

After hearing both the Parties, the Authority is pleased to give the following directions:-

- a) The Complainants are hereby directed to submit Affidavit of Service in hard and soft copy to the Authority and to the Respondent within **1(one) week** after receiving the instant order; and
- b) The Respondents are hereby directed to submit Written Response as per the Order No. 1 dated 26.05.2025 within **2(two) weeks** after receiving the instant order.

Fix after **6 (six)** weeks for next hearing and order.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority