

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

Complaint No. WBRERA/COM000330

Sutapa Bhattacharya. .... Complainant

Vs

Bengal Shelter Development Limited..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 <u>23.04.2024</u>	<p>Complainant is absent in the physical hearing despite due service of hearing notice to the Complainant through speed post and also by email.</p> <p>Let the track record of due service of hearing notice to the Complainant be kept on record.</p> <p>Advocate Mr. Subhro kanti Roy Chowdhury (Mob. No. 9831581182 &amp; email Id:subhro.krc@gmail.com) is present in the physical hearing on behalf of the Respondent filing vakalatnama and signed the Attendance Sheet.</p> <p>Heard the Respondent in detail.</p> <p>As per the Complaint Petition, the instant project of the Respondent Company started in 2007 and allotment letter issued. But till date it is not completed. Every time Respondent Builder is giving new completion date, but it never completed. Even the Complainant paid 100% of the cost of the flat booked by her with promise from the Respondent that it will be handed over by 2022, but still there is no progress.</p> <p>The Complainant prays before the Authority for the relief of taking necessary action against the Respondent-builder and see completion of project is in 2023. Further she need compensation for her harassment.</p> <p>After going through the Complaint Petition and hearing 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:-</p>	

The Complainant is directed to submit her total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested /self-attested supporting documents and a signed copy of the Complaint Petition 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.

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.

The Complainant is hereby directed to remain present positively on the next date of hearing, failing which, this matter shall be dismissed on the next date on the ground of absence of the Complainant on two consecutive dates of hearing.

Fix **15.07.2024** for further hearing and order. On the next date the hearing shall be held through online mode.

  
(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority

  
(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority