

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

Complaint No. WBRERA/COM000503

Kailash Chandra Jain..... Complainant

Vs

Pioneer Property Management Limited..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 23.04.2024	<p>Complainant (Mob. No. 9330096697 &amp; email Id: jainkc45@gmail.com) is present in the physical hearing and signed the Attendance Sheet.</p> <p>Mr. Rajib Saha (Mob.No.9830013503 &amp; email Id: rajib.saha@pioneerproperty.in), Authorized Signatory of the Respondent Company alongwith their Advocate Mr. Abhik Chitta Kundu (Mob. No.9830787916 &amp; email Id:abhikchitta1991@gmail.com) are present in the physical hearing on behalf of the Respondent filing vakalatnama and signed the Attendance Sheet.</p> <p>Heard both the parties in detail.</p> <p>As per the Complaint Petition, the Complainant had applied for a flat in the project named '<b>Ananda Project</b>' at K.B.Road, Kolkata through M/s. Pioneer Property on 23.05.2014. He had paid Rs.14,51,901/-to the Respondent Company. In October, 2015 he came to know that the property is under dispute and so no loan was approved. On 13<sup>th</sup> October, 2015 applied for cancellation by a letter given to the Respondent Company and asked for refund. No reply after given repeated reminder and calls.</p> <p>The Complainant prays before the Authority for the relief of taking immediate action for refund of the Principle Amount of Rs.14,51,901/- alongwith statutory interest and penalty.</p> <p>After hearing the Complainant, 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</p>	

following directions:-

The Complainant is directed to submit his 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 Complainant is hereby directed to make a prayer in his Affidavit to include the name of the Developer / Promoter Company as one of the Respondent in the instant Complainant matter.

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.

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