

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

Complaint No. WBRERA/COM000872

Debmalya Basu. Complainant

Vs

Srijan Star Realty LLP..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 14.05.2024	<p>Complainant is present in the physical hearing and signed the Attendance Sheet.</p> <p>A person claiming to be the Representative of the Respondent Company is present in today's hearing on behalf of the Respondent but without any valid authorization and he also does not have any identity card issued by the Respondent Company, therefore let the Attendance of the said Representative be not allowed and not recorded. Respondent shall be considered as absent in today's hearing.</p> <p>Heard the Complainant in detail.</p> <p>As per the Complaint Petition, the Complainant has booked a flat in the project named 'Swapno Puron Phase - II' on 02.08.2020. At that point of time the Respondent given him a cost sheet of Rs.11,35,792/-including Rs.50/- per sq.ft. transformer charges. The Respondent told the Complainant that there is no hidden charges.</p> <p>Now on 13.04.2024 the Respondent sent by email to the Complainant a demand, readiness letter, CC etc. and that to a back dated of 30.03.2024 where the Respondent charged him Rs.205/- per sq.ft. as transformer charges which is 400% higher than the previous one.</p> <p>On asking why this charge got increased Respondent given him an audit report and told due to huge payment made done at WBSEDCL they are claiming this amount.</p> <p>Another thing they told the Complainant in the letter that his flat is ready</p>	

to move but on 14.04.2024 he visited his flat physically and saw that his flat is not ready yet as not a single bathroom fittings has been installed, no water supply is there nor even lift is working nor even the ock is not cleaned and marble polish work is going on.

The Complainant prays before the Authority for necessary direction for not to pay any extra charges as claimed by the Respondent and interest for delay period / compensation for delayed handover of his flat.

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 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.

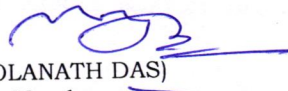
The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested supporting documents, if any, and send the Affidavit (in original) to the Authority serving a copy 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 **19.06.2024** for further hearing and order.



(SANDIPAN MUKHERJEE)
Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority