

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

Complaint No. WBRERA/COM 001322

Hamidul Haque Complainant

Vs

Sandip Das Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 18.08.2025	Complainant is present in today's hearing physically signing the Attendance Sheet. Respondent is absent in the hearing, without any intimation, despite due service of the hearing notice through email. During admission hearing it was mentioned that Respondent Sandip Das along with Sanjay Chowdhury, both partners on behalf of Tirupati Construction executed the Agreement for Sale with the Complainant. Complainant submitted that their main complain is Respondent not providing them the car parking in spite of their commitment both in Agreement for Sale executed between both parties on 08.09.2021 and Deed of Conveyance executed on 31.12.2022. Even the possession letter issued to them from the Respondent dated 31.01.2022 mentions the provisions of car parking space. 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: - - Let Sonia Khatun be recorded as Joint Complainant in this Complaint petition. - Also let Tirupati Construction be recorded as Respondent No.1 and let Sandip Das and Sanjay Chowdhury be recorded as Respondent No.2 and Respondent No. 3 respectively. - 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 2 (Two) weeks from the date of receipt of this	

order of the Authority by email.

- D. The Respondent is hereby directed to submit their 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 **2 (Two)** weeks from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. Along with their Affidavit the Respondent shall intimate whether they have taken registration certificate from the erstwhile WBHIRA or WBRERA or not. If yes, they shall produce a copy of their Registration certificate along with their Affidavit.

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



(JAYANTA K. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority