

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

Complaint No. WBRERA/COM 001323

Biplab Goswami Complainant

Vs

Pansas Builders & Developers Pvt. Ltd 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 through online mode. Respondent is absent in the hearing, without any prior intimation, despite due service of the hearing notice through email. Complainant submitted that the project was registered under erstwhile WBHIRA vide registration no. HIRA/P/PAS/2020/000908. He mentioned that even though he has received car parking, it is measuring less than what was committed by the Respondent while executing Agreement for Sale and also the Deed of Conveyance. He further mentioned that last year on 31.03.2024 a large chunk of plaster from ceiling broke down damaging his furniture, floor tiles and other belongings. In spite of informing the Respondent, it is yet to be repaired. He also mentioned that all the rules as mandated by the said Act, was flouted by the Respondent Developer. He mentioned that he is not aware of CC/OC of the said complex as received from DMC (Durgapur Municipal Corporation) as he is not provided with certified copies of the same. 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 3 (Three) weeks from the date of receipt of this order of the Authority by email. 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 3	

(Three) weeks from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. The Respondent shall also enclose the registration certificate of their project along with copy of OC/CC while submitting the Affidavit in response.

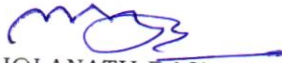
Fix **after 8 (eight) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

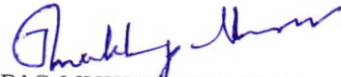
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority