

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

Complaint No. WBRERA/COM001232

Tamal Mitra..... Complainant.

Vs.

Teenlok Plaza LLP..... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 01.07.2025	Complainant, Tamal Mitra along with his wife, Madhumita Mitra Ghosh is physically present in the hearing. He has submitted hazira which should be kept on record. Respondent, Teenlok Plaza LLP, is represented by the Learned Advocates, Madhurima Chakraborty, Yash Singhal and Mr. Jishu Chowdhury are present physically at the time of hearing. They have filed hazira which should be kept on record. In today's hearing Mr. Tamal Mitra, the Complainant could not specifically mention the issues raised by him in Form "M" through any documentary proof apart from submitting his main issue of the project been constructed on a low land area . The drive way is much below the high way passing nearby so fear of water accumulation during the rains leading to constructional instability and anticipating delay in installation of electric transformer as noticed in other similar project. The Learned Advocate for the Respondent submitted that the project is registered with WBRERA vide Registration Certificate No. WBRERA/P/SOU/2023/000673 dated 17/10/2023. Besides the issues raised by the Complainant is not supported by any documents. Further, the Respondent has been granted all necessary approval from the concerned Authorities upon submission of which the Respondent have had the Registration Certificate from WBRERA. Further, the Learned Advocate for the Respondent drew the attention of Clause S of the Agreement for Sale dated 16/01/2025 where it has been mentioned that "<i>The Allottee has confirmed and acknowledged that the Allottee has taken inspection, carried out all necessary due diligences and upon obtaining complete satisfaction as regards the rights of the Owner, the Promoter, the sanctions, approvals and permissions for constructing the said Project and has accepted the Allotment of the said Unit.</i>" The Authority is of the view that the Complainant could not establish his allegations against the Respondent for which he has filed the instant Complaint. The Complainant has entered into the Agreement for Sale dated 16//01/2025	

after being satisfied and verifying the details of the Project. On the other hand, the Ld' Advocate for the Respondent submitted that his client has taken permission and got sanctions from the various Authorities to start the project and they have maintained all the legal formalities as per the provisions of various laws and rules.

After hearing both the parties the Authority expresses the views regarding the issues raised by the Complainant regarding the project plan and sanction related matters which should be taken up with the other competent Authorities and Complainant could not justify his claims as made by him in Form 'M' by any evidential proof so the instant Complaint is hereby dismissed.



(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