

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

Complaint No.WBRERA/COM 001031

Ritesh Kumar Saraf.....Complainant

Vs.

Ideal Real Estates Private Limited..... Respondent No.1
Nakul Himatsingka, Director of Ideal Real Estates Private Limited..... Respondent No.2
Anuj Tulsyan, Director of Ideal Real Estates Private Limited..... Respondent No.3
Yes Bank Limited Respondent No.4
Authorized Officer, Yes Bank Limited Respondent No.5
State Bank of India, Shibpur Branch, Howrah..... Respondent No.6

Sl. Number and date of order	Order and signature of the Officer	Note of action taken on order
03 23.04.2026	<p>Advocate Disha Agarwal (mobile:- 7003562726 and email:- dishaaagarwal1403@gmail.com) is present in today's hearing physically on behalf of the Complainant and signed the attendance sheet.</p> <p>Advocate Namrota Roy Choudhury (mobile no:- 8777459067 and email id:- namrota@legaloptions.in) is present in today's hearing on behalf of the Respondent No.1 and "Nakul Himatsinghka, Director of Ideal Real Estates Private Limited" through online mode by filing hazira through email. She is directed to file her vakalatnama immediately after today's hearing through email.</p> <p>Advocate Sourjya Roy (mob:- 9836486947 and email:- srjroy8@gmail.com) is present in today's hearing physically on behalf of "Yes Bank Limited" and signed the attendance sheet.</p> <p>Before proceeding on today's hearing the Authority is pleased to direct for following correction in the cause title in respect of the Respondents as per Affidavit submitted by the Complainant.</p> <ul style="list-style-type: none">Let "Ideal Real Estates Private Limited", "Nakul Himatsinghka, Director of Ideal Real Estates Private Limited", "Anuj Tulsyan, Director of Ideal Real Estates Private Limited", "Yes Bank Limited" "Authorized Officer, Yes Bank Limited" and "State Bank of India, Shibpur Branch, Howrah" be recorded as Respondent No.1, 2, 3,4, 5, 6 respectively. <p>Respondent No.4 Yes Bank Limited submitted affidavit in response to the affidavit of the Complainant as per Authority order dated 13.06.2025, which has been received on 26.08.2025. Respondent No.4 stated that they have served a copy of their affidavit to the Complainant.</p> <p>The Advocate of Respondent No.1 submitted a soft copy of their affidavit on today itself through email and she stated that they will submit the hard copy</p>	

within a short period. The Authority took serious exception to it as the Respondent was specifically directed to submit their affidavit within 21 days from the date of receiving the Authority order dated 13.06.2025, which Respondent No.1 has been miserably failed to comply.

The Advocate of the Complainant stated that they have not received any affidavit from the Respondent No.1 and she prayed for an adjournment on today's hearing as the senior counsel appearing on behalf of the Complainant is outside the state for appearing in a case before Rajasthan High Court. The Authority expressed its annoyance as inability to appear on the hearing should have been intimated earlier so as to enable the Authority to accommodate other complaint cases in such event.

Now, the Authority is hereby pleased to give the following directions:-

- A. Respondent No.4 "Yes Bank Limited" shall send a copy of their affidavit to the Respondent No.1 and 2 within **7(seven) days** from the date of receiving this order through email.
- B. Respondent No.1 and 2 shall send a copy of their affidavit to the Complainant and also send a copy of the same to the Respondent No.4 both in hard and soft version, within **7(seven) days** from the date of receiving this order through email.
- C. The Complainant is at liberty to submit their reply/rejoinder through notarized affidavit in response to the affidavit of the Respondent No.4 and send the same in original to the Authority, serving a copy of the same to the Respondent No.4 and also to the Respondent No.1 and 2 respectively within **14(fourteen) days** from the date of receiving the affidavit of the Respondent No.4.
- D. The Complainant is also at liberty to file reply/rejoinder in response to the affidavit of the Respondent No.1 and 2, and send the same in original to the Authority, serving a copy of the same to the Respondent No.1 and 2 and also to the Respondent No.4 respectively within **14 (fourteen) days** from the date of receiving the affidavit of the Respondent No.1 and 2.
- E. Respondent No.1 is at liberty to give response, if any to the rejoinder affidavit of the Complainant, and send the same in original to the Authority, serving a copy of the same to the Complainant and also to the Respondent No.4 respectively within **14 (fourteen) days** from the date of receiving the rejoinder affidavit of the Complainant.
- F. Henceforth, all the parties are directed to serve copies of their affidavit if any, originally submitted to the Authority, to the other stakeholders as recorded in the instant complaint matter.

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



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority