

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

Complaint No.WBRERA/COM 000810

Tapan Dutta Complainant

Vs

Ideal Real Estate Pvt. LtdRespondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
04 13.10.2025	Complainants are present in the hearing physically by signing the attendance sheet. Advocate Srijeeta Gupta is present in the hearing on behalf of the Respondent Company through online mode by filing hazira through email. The Respondent submitted an Application through notarized Affidavit on today itself stating that they have complied the order of the Authority dated 07.08.2025 and completed the construction of the said flat and informed the Complainant that the flat was ready for handover and calling upon them to take possession. The Respondent further submitted that as per the terms of Agreement for Sale, the Complainant is obliged to pay all outstanding dues and prior to execution and registration of the Deed of Conveyance including the balance sale consideration etc. The Respondent through email dated 11.09.2025 requested the Complainant to take handover of the said flat, however, till to date did not turn up for the same. The Complainant stated that they have not received the copy of Application Affidavit from the Respondent. However, they are agreeable to take over the possession with execution of Deed of Conveyance after settlement of compensation issue due to delay in completion and other reasons as submitted by them through their Affidavit. The Respondent further stated that as per provision of Agreement for Sale the Complainant is not eligible to get compensation. After hearing both the parties, the Authority is hereby pleased to give the following directions:- A. The Respondent shall send the copy of their Application Affidavit both in hard and soft versions to the Complainant within 3(three) days both in	

hard and soft versions through email.

- B. The Complainant shall submit a parawise reply to the Application Affidavit of the Respondent through a notarized Affidavit and send the same in original to the Authority with copy to the Respondent within **14 (fourteen)** days from the date of receiving the Application Affidavit from the Respondent.

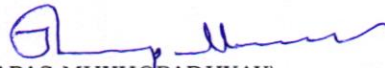
Fix **after 4(four) weeks** for review and further hearing.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority