

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

Complaint No. WBRERA/COM 001477

Bharat Kumar Nevita ..... Complainant

Vs

Ideal Real Estates Private Limited ..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 07.01.2026	<p>Complainant (mobile:- 9831541855 , email:- <a href="mailto:bhnevtia@gmail.com">bhnevtia@gmail.com</a> ) is present in today's hearing through online mode. He is directed to send his hazira immediately after today's hearing through email.</p> <p>Respondent is absent in today's hearing, without any prior intimation, despite due service of hearing notice.</p> <p>Heard the Complainant in detail.</p> <p>As per the Complainant, he has booked a flat in the project "Ideal Aqua View" of the Respondent which is situated at Mahisbathan under the Bidhannagar Municipality in the year 2014. As per the Agreement, the possession of the flat was to be given by September, 2018. But in spite of paying around 90% of the total consideration value the Complainant has not yet received the possession of the Flat and no effective work is going on site. The Respondent is not responding to emails nor confirming any date for giving the possession or compensation for the delay.</p> <p><u>The Complainant prayed for the following reliefs:-</u></p> <ol style="list-style-type: none"> <li>a. 100% Completion of the Flat and Project along with car parking space as per the Agreement and giving final date for handing over the possession of the flat.</li> <li>b. Completion of the registration and official handover of the Flat.</li> <li>c. Monetary compensation for the delay of the Project.</li> <li>d. Compensation or the cost difference of the registration missed as part of WB Government stimulus package</li> </ol> <p>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 giving the following directions: -</p> <p>The Complainant is directed to submit his total submission regarding their</p>	

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 **7 (seven)** days 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 **14 (fourteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

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



(JAYANTA KR. BASU)

Chairperson

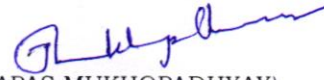
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority