

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

Complaint No. WBRERA/COM 001541

Ranjoy Sarkar 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:- 8448216590 , email:- ranjoy.sarkar@gmail.com) 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. The project is delayed by seven years for which, the Complainant has incurred a huge financial loss as he has already made 90% payment towards the cost of the Flat and he also suffered emotional damages because his father has passed away during Covid era, 2020 and was not able to avail experience in the said apartment.</p> <p>The Complainant prayed for relief of handing over the flat by the Respondent, completed in all respect and fit for habitation. The Complainant also prayed for financial compensation to overcome his losses.</p> <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 is hereby giving the following directions: -</p> <p>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 7 (seven) days from the date of receipt of this order of the Authority by email.</p> <p>The Respondent is hereby directed to submit their Written Response on</p>	

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