

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

Complaint No. WBRERA/COM001201

Sumita Das.... Complainant.

Vs.

Ad-Hoc Committee and Sree Balaji..... Respondents.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
05 08.01.2026	<p>Complainant, Sumita Das, appeared online at the time of today's hearing. She is requested to file hazira online or physically which shall be kept in record.</p> <p>Respondents, Ad-Hoc Committee and Sree Balaji, represented by the Learned Advocate, Pankaj Das, appeared physically in today's hearing by filing hazira which should be kept in record.</p> <p>Vide Order No. 4 dated 14.11.2025 the Respondents were directed to take action with regard to formation of Association of the Allottees and send information regarding receipt of Completion Certificate of the concerned project.</p> <p>The Respondents have sent an Affidavit dated 03.12.2025, which has been received by his Authority on 05.12.2025, regarding the Formation of Association and Completion Certificate.</p> <p>The Learned Advocate appearing on behalf of the Respondents stated that they have already got the Completion Certificate from Matiali Baatabari No. II Gram Panchayat on 21.03.2022 and a copy of which has already been annexed to the Affidavit. He stated that with regard to formation of Association the Respondents have already sent e-mails asking for relevant papers to 80 allottees although there are 200 allottees in the said project. He stated that only 12 persons have sent the relevant papers but the Complainant has not sent any such documents till today.</p> <p>The Complainant stated that after receiving the email from the Respondents she has sent all the relevant documents for the formations of Association.</p> <p>Heard the Complaint in details.</p> <p>Now, under Section 11 Sub-section 4(e) of the Real Estate (Regulation and Development) Act, 2016 <i>"The Promoter shall - enable the formation of an association or society or co-operative society, as the case may be, of the allottees, or a federation of the same, under the laws applicable;</i></p> <p><i>Provided that in the absence of local laws, the association of allottees, by</i></p>	

whatever name called, shall be formed within a period of three months of the majority of allottees having booked their plot or apartment or building, as the case may be, in the project;

After hearing both the parties, the Authority is pleased to give the following directions:-

a) Complainant shall submit all the relevant documents as asked for with regard to formation of association in a notarized 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 **10 days** from the date of receipt of this order of this Authority by email; and

b) The Respondent is hereby given **3 (three) months** time to initiate all necessary steps to enable formation of association after receiving the Complainant's Affidavit annexed with all relevant records asked for by email or by speed post whichever is earlier and send a report by a notarized Affidavit before this Authority serving a copy of the same to the complainant, both in hard and soft copies, within **10 days** from the date of receipt of the affidavit from the complainant.

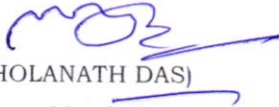
Fix after **4 (four) months** for next hearing and order.



(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