

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

Complaint No. WBRERA/COM001357

Kamal Kumar Bansal.... Complainant.

Vs.

Concast Infrastructure Pvt. Ltd..... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
04 09.01.2026	<p>The Complainant, Kamal Kumar Bansal, represented by Mr. Sanjay Prasad, empowered by the Power of Attorney dated 02.12.2025, appeared online at the time of hearing of the instant Complaint. He is requested to submit hazira which shall be kept in record.</p> <p>The Respondent, Concast Infrastructure Pvt. Ltd. is represented by the Authorized Representative, Mr. Gopal Krishna Lodha who appeared on line at the time of hearing. He is requested to file hazira online or physically which should be kept in record.</p> <p>The Complainant has filed the Written Rejoinder Affidavit along with a Power of Attorney for representing him before this Authority.</p> <p>The Authorized Representative of the Respondent admitted during the last hearing that the project is delayed and in their notarized Affidavit and also today's submission admitted the fact that the Respondent is yet to receive the Completion Certificate from the concerned plan sanctioning Authority. He also referred the Sur Rejoinder, a soft copy received yesterday in 8<sup>th</sup> January, 2026 where he has mentioned the grounds for delay in giving possession of the flat to the Complainant due to non-receipt of the Completion Certificate. But he could not satisfactorily submit to the Complainant's claim of violation of Section 11 of the Real Estate (Regulatory and Development) Act, 2016 by the Respondent. The Respondent has not submitted WBRERA Registration Certificate in compliance with <b>Section 3, 4 and 6</b> of the Real Estate (Regulation and Development) Act, 2016 and <b>Rule 7</b> of the West Bengal Real Estate (Regulation and Development) Rules, 2021.</p> <p>Today the matter is partly heard.</p> <p>The Authority observes that the submission made by the respondent's Authorised Representative is not a justified ground for the Respondent to delay giving possession of the Flat to the Complainant.</p>	

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

a) The Respondent is directed to submit WBRERA Registration Certificate in compliance with Section 3,4 and 6 of the Real Estate (Regulation and Development) Act, 2016 and Rule 7 of the West Bengal Real Estate (Regulation and Development ) Rules, 2021 through a notarized Affidavit 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 **7 (seven) days** from the date of receipt of this order of this Authority by email; and

b) An Interim Order is hereby passed by the Authority after hearing both the parties that the ensuing payment of instalments as agreed upon by the parties while executing the Agreement For Sale yet to be paid by the Complainant is kept on hold till the intimation from the Respondent to the Complainant mentioning the possession date of the Flat by observing Section 19(2) of the Real Estate (Regulation and Development) Act, 2016.

Fix after **6 (six) weeks** 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