

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

Complaint No.WBRERA/COM001027

Shuvadeep Roy and Shrayasi Roy Complainant

Vs.

Wellhomes Projects Private Limited..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 17.07.2025	Shri Suvhendu Sanyal Advocate (Mobile – 7596940321 and email – maras8dona@gmail.com) along with Partha Mukherjee Power of Attorney holder is present on behalf of the Complainant and signed the Attendance Sheet. Advocate Masooma Khan is present in the hearing physically on behalf of the Respondent and signed the Attendance Sheet. The Respondent did not submit Affidavits as per order of the Authority dated 16.05.2025. Heard both the parties in detail. The Complainant stated that as per order of the Authority dated 16.05.2025, the Respondent did not take any initiative for joint inspection of the property in question and handing over the same including execution of Deed of Conveyance till date. He prayed before the Authority for immediate possession of the flat including execution of Deed of Conveyance. The Advocate of the respondent stated that due to some communication gap joint inspection of the property in question could not be arranged but the flat is almost ready and possession has to be given to the Complainant by 31.08.2025. After hearing both the parties, the Authority is of opinion that the Respondent Company has miserably failed to comply the order of the Authority dated 16.05.2025 by neither submitting the Affidavits nor arranging for joint inspection of the property as per order of the Authority. Therefore, the Authority expressed great dissatisfaction over the activity of the Respondent and is pleased to give the following directions:- A. The Respondent shall handover the possession of the flat, complete in all respect including execution of Deed of Conveyance within 31.08.2025 positively. A. An amount of Rs. 1,00,000/- is hereby imposed upon the Respondent Company under section 61 of the Real Estate (Regulation and Development) Act, 2016 for non-compliance of the order of the Authority	

dated 16.05.2025 and shall deposit the same within **45(forty-five) days** from the date of receiving this order by speed post or by email, in the following account of WBRERA.

A/c Name:- WEST BENGAL REAL ESTATE REGULATORY
Bank Name:- STATE BANK OF INDIA
A/c number :- 00000042520982210
IFSC number:- SBIN0014524.

In case of non-compliance of the order of the Authority by the Respondent, the Complainant is at liberty to file an Execution Application before the Authority as per Execution Regulation.

With this direction the matter is hereby disposed of.

Let copy of this order be served to both the parties immediately.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority