

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

Complaint No.WBRERA/COM001383

Saikat Das..... Complainant

Vs.

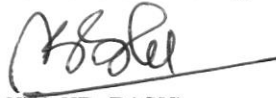
Mr. Amar Singh..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 16.07.2025	Complainant is present in the hearing through online mode filing hazira through email. Respondent is present in the hearing physically along with his Learned Advocates Pratip Mukherjee who appeared virtually and Mr. Mriganku Mandal, who appeared along with the respondent. The complainant submitted that he had booked a residential plot in a project located in Newtown viz Wingfield City/ Convicity by paying 10% value of the land as booking amount and thereafter EMIs, as per offer letter the builder shall make sale agreement after payment of 30% value of the land but builder has failed to execute the sale agreement and had not informed any reason or failure and neither have yet confirmed the date of refund . The complainant seeks before this Authority that the respondent should execute the agreement for sale immediately with the complainant. The learned Advocate for respondent submitted that his client is ready to execute the agreement of sale and provide him the said plot of land upon receipt of the total consideration amount from the complainant. The respondent being himself physically present during the hearing submitted before the Authority of the mail sent by him to the complainant on July 14th 2025 wherein he has written to the complainant of refund of the initial payment of rupees 11,40,000 without interest as agreed and also he should withdraw his case number RERA/COM 001383 from RERA . Let this referred mail submitted by the respondent be kept in the instant complaint file for record. After hearing both the parties, 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 give the following directions:-	

The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested copy of 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 scan copies, within **1 (one) week** 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 copy of 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 scan copies, within **2 (two) weeks** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. The Respondent is further directed to enclose Registration Certificate from WBRERA upon application submitted by the respondent before the WBRERA.

Fix after **4(FOUR) weeks** for further hearing and order.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority