

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

Complaint No.WBRERA/COM 001451

DevendraNewar..... Complainant

Vs

Bengal Ambuja Housing Development Limited Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 06.03.2026	<p>Complainant, Devendra Newar along with L'd Advocate Gunja Pachisia (mobile no:- 9339192487 and email id: legalglobus@gmail.com) was present physically by signing the attendance sheet and submitting the Vakalatnama.</p> <p>Mr. Rakesh Ranjan, AVP, Legal (Mobile No:- 9903192002) along with Mr. Piyush Singhania, GM-CRM and Ms. Moumita Kundu, Sr. Manager Legal (Mobile No:- 9903844131 and email Id:- moumita.kundu@ambujaneotia.com) are present physically in the hearing on behalf of the Respondent Company and signed the attendance sheet.</p> <p>The Complainant have submitted their Affidavit attaching documents dated 29.12.2026 and the Respondent have also submitted their reply through Notarized Affidavit dated 19.01.2026 as per order dated 17.12.2026.</p> <p>Heard both the parties in detail. The L'd Advocate for the Complainant referred to the schedule E of the agreement for sale and submitted that the respondent is yet to comply with said provision as raised in the complaint.</p> <p>Mr. Rakesh Ranjan, legal representative for the respondent raised the question of maintainability of the instant complaint as the complainant of the instant complaint is in variance with the Allottee who has executed the agreement for sale with the respondent. While the allottee in this subject transaction is M/s. Ideal Wealth Advisors Pvt Ltd should have filed the instant complaint and not Mr Devendra Newar Authorized representative on behalf of the allottee company. The Affidavit received from the complainant does not include the board resolution authorizing Mr Devendra Newar to file the complaint. The learned advocate for the complainant admitted to this technical error.</p> <p>After hearing both the parties and admitting the submission of the respondent in today's hearing the instant complaint is hereby dismissed.</p>	

The complainant is at liberty to file a fresh complaint as mandated under RE(R&D) Act 2016 & WBRERA Rules 2021.



(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