

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

Complaint No.WBRERA/COM001289

Rajat Kumar Prajapati..... Complainant

Vs.

Bhutoria Construction Private Limited..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 11.06.2025	Complainant is present in the hearing physically and submitted his hazira. Respondent is represented by Ld' Advocate Arcoh Chatterjee who appeared online in today's hearing . He is directed to submit his hazira and vakalatnama. Today is the Admission hearing. Complainant submitted that he along with his wife, Smt. Anita Prajapati booked a flat in the Gems city and further executed the deed of conveyance with the respondent promoter on 2024. However after they took over the possession of the property they found that there are large number of anomalies and structural defects in the flat which was informed to the respondent but did not get any relief or remedy from the respondent . Apart from the fact they complained about non availability of drinking water and also unable to apply for electric meter from WBSEDCL and has been asked to make payment against electric consumption at the rate of Rupees 9 per unit.They mentioned several lacuna in the said project and sought relief from the respondent by	

fulfilling their commitment as promised to her through agreement and as mandated by the RERA Act 2016.

The Ld' Advocate representing the respondent submitted that though he is in possession of form M from the complainant he needs further time to make his submission after receipt of all the documents . He also denied the allegations made by the complainants against his client. He submitted that the instant project is registered under erstwhile WBHIRA and the project has obtained Completion certificate.

After hearing both the Complainant and the Respondent, 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 her total submission regarding her Complaint Petition on a Notarized Affidavit annexing therewith notary attested / self attested copy of supporting documents and a signed copy of the Complaint Petition in Form 'M' 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 through email.

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant,

documents regarding erstwhile WBHIRA /WBRERA Registration Certificate, annexing therewith notary attested/self-attested 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 soft copies, within **1 (one) week** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Next date of hearing to be fixed after **4(four) weeks from this date.**



(JAYANTA KR. BASU)
Chairperson
West Bengal Real Estate Regulatory Authority