

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

Complaint No. WBRERA COM 001062

Safiulla Shaikh Complainant

Vs

Realtech Nirman Private LimitedRespondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 12.06.2025	Complainant is present in the hearing today through online mode filing hazira through email. Mr. Aman Jaiswal and Advocate Neha Gupta are present in today's hearing on behalf of the Respondent Company through online mode. The Complainant submitted Affidavit, as per order of the Authority dated 17.02.2025 which has been received by the Authority on 28.02.2025. Respondent also submitted Affidavit in response to the Affidavit of the Complainant which has been received by the Authority on 25.03.2025. Heard both the parties in detail. The Complainant stated that he already took possession of the flat and Deed of Conveyance has been executed in May, 2025. He further stated that the flat is not in a fully habitable condition as because, the DG set and Transformer has not been installed till now and some works related to common facilities are also pending. The Respondent stated that process of installation of DG set is going on and will be completed within June, 2025. He also stated that process for installation of Transformer has been taken up with the concerned Authority and will be completed by September, 2025. But power supply to the allottees are being given from the Mother Meter in the name of Respondent company and the electricity charges are being collected as per domestic unit rate from the allottees instead of commercial units. They also stated that pending works related to common facilities are also going on and will be completed within December, 2026 including obtaining CC from the competent Authority. After hearing both the parties, the Authority is hereby pleased to give the following directions:-	

The Respondent shall complete the installation of DG set and Transformer within September, 2025 and complete the remaining works relating to common facilities including obtaining CC from the competent Authority and make the flat in fully habitable condition including handing over of CC to the Complainant by December, 2025.

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


(TAPAS MUKHOPADHYAY)

Member
West Bengal Real Estate Regulatory Authority