

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

Complaint No. WBRERA/COM000979

Uday Narayan Saha Complainant.

-V/s-

Manish Maurya & Ors.. Respondents.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
03 01.09.2025	The Complainant, Uday Narayan Saha along with his son, Darpa Narayan Saha are physically present in the instant hearing today. They have filed hazira which should be kept in record. The Respondent, Manish Kr. Maurya appeared physically at the time of hearing by filing hazira which should be kept in record. The Complainant has not submitted any Affidavit as per Order No. 1 dated 12.02.2025 and Order No. 2 dated 30.05.2025. The Respondent stated that the project was started in the year 2017 so the Respondent has not registered the project under WBRERA and the no Completion Certificate has been obtained by the Respondent. The Respondent stated that he informed the Complainant to take delivery of the possession of the Flat. The Respondent also stated that he will submit his Written Response after having the Affidavit from the Complainant. The Complainant stated that the Flat is incomplete as such he is unable to take delivery of the same. The Complainant also stated that due to his illness and in absence of his son the Affidavit was not filed by him he prayed that he will submit the same as early as possible. After hearing both parties, the Authority is pleased to give the following directions:- a) The Complainant is hereby directed to show cause as to why he should not be penalized under Section 65 of the RE(R&D) Act, 2016 for not complying with the Order No. 1 dated 12.02.2025 and Order No. 2 dated 30.05.2025 for non submission of the Affidavit and he is further directed to submit the Affidavit as per earlier orders within 2 (two) weeks from the date of receipt of this order by email; and	

- b) The Complainant is also directed to file Affidavit of Service before this Authority at the time of next hearing of the instant proceeding; and
- c) The Respondent is hereby directed to file Written Response as per the Order No. 1 dated 12.02.2025 and Order No. 2 dated 30.05.2025 within **2 (two) weeks** after receiving the Affidavit send by the Complainant; and
- d) The Respondent is also directed to show cause as to why the penalty should not be invoked under Section 59 and 60 of the RE (R&D) Act, 2016 for violation of Section 3 and 4 of the RE (R&D) Act, 2016 for non-registration of the project under WBRERA along with the Written Response to be filed by him.

Fix after **8 (eight) weeks** for further hearing and order.



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



(BHOLANATH DAS)
Member
West Bengal Real Estate Regulatory Authority