

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

Complaint No.WBRERA/COM 000341

Premlata Sethia Complainant

Vs.

Greenfiled City Project LLP Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
05 01.09.2025	Complainant is present in the hearing physically and signed the Attendance Sheet. Chartered Accountant Mr. Amit Kumar Kedia, being Authorized Representative of the Respondent Company is present in the online hearing filing hazira through email. The Respondent submitted a notarized Affidavit as per the order of the Authority dated 11.07.2025, which has been received on 23.07.2025. The Complainant stated that they have received an Affidavit from the Respondent dated 19.07.2024 and she presented the same before the Authority. It was noticed that the Affidavit submitted to the Authority and send to the Complainant bear the same contents, but only deviation on the date stamped on the pages of the affidavit. The Respondent is directed to explain these anomalies of their Affidavits. Heard both the parties in detail. Through their Affidavit and also on today's hearing the Respondent raised the point of maintainability of this Complaint petition on the ground that the instant project has been completed and occupancy certificate, dated 30.07.2015 under Form-H from the Chairman, Maheshtala Municipality, has been obtained by the Respondent before the enactment of the RERA Act,2016. The Respondent also stated that as per section 31 of the Act any aggrieved person may file a complaint with the Authority or the Adjudicating Officer for any violation or contravention of the provision of Act. But as per Respondent there exists no violation of the Act since the project in question has already been completed and received occupancy certificate and well before RERA enactment.	

As it is noticed that the Complainant did not get possession of the keys of her flat as on the date of this complaint petition i.e. on 13.07.2023, which is under WBRERA regime, in spite of payment of full consideration amount on 2017 and such possession of handover was only made after issuance of order by this Authority. So there is a prima facie a case of violation under section 18 of RERA Act which needs to be adjudicated by this Authority.

On going through the Affidavit of the Respondent in respect of the merit of this complaint petition, it is observed that Respondent has not attached any supporting documents in support of his response.

Now, the Authority is hereby pleased to give the following directions:-

- A. The Respondent shall submit a fresh Affidavit in response to the merit of the complaint petition and the Affidavit of the Complainant with supporting documents and send the same in original to the Authority, serving copy o the Complainant both in hard and soft versions within **14 (fourteen)** from the date of receiving this order through email.
- B. The Complainant is at liberty to submit their rejoinder/reply, if any, on notarized Affidavit and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent both in hard and soft copies, within **14 (fourteen)** days from the date of receipt of the Affidavit of the Respondent by post or by email whichever is earlier.

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



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority