

Draft

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

Complaint No. WBRERA/COM 001104

Debasu Mukhopadhyay Complainant

Vs

Badu Road Developers LLP Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 24.04.2026	<p>Complainant is present in today's hearing through online mode by filing hazira through email.</p> <p>Authorized Representative Ms. Ritwika Bose, appeared in today's hearing on behalf of the Respondent company through online mode by filing hazira through email.</p> <p>Complainant submitted rejoinder affidavit as per direction of the Authority dated 23.05.2025, which has been received on 30.06.2025. Respondent stated that they have not received copy of the same from the Complainant. The Complainant is directed to send a copy of rejoinder affidavit to the Respondent within 7(seven) days from the date of receiving the order of the Authority through email. on receiving which, the Respondent shall also be at liberty to submit their response through notarized affidavit</p> <p>Respondent stated that they have taken action for formation of Association but they are not getting any cooperation from the Allottees towards compliance with the provision of section 11.4(e) of Real Estate (Regulation and Development) Act, 2016 and also the provisions mandated in the West Bengal Apartment Ownership Act, 1972. Respondent also stated that the sample of water collected with the presence of both the parties and was tested in the Government Authorized Laboratory and as per test report and it confirms that the water is safe for human consumption. They have also stated that a number of Allottees are not paying the CAM Charges for which, they are facing trouble in regular maintenance works.</p> <p>The Complainant stated that CAM charges has already been paid from his end but the Respondent has not complied with the minutes regarding revised CAM charges and other decisions taken on the meeting with the complainant. The Complainant submitted the same through their rejoinder affidavit also.</p> <p>Now after hearing, the Authority is hereby pleased to give further directions:-</p> <p>A. The Respondent shall submit through notarized Affidavit regarding action taken by them for making communication and other measures</p>	

related to enabling the formation of Association and send the same to the Authority serving copy to the Complainant within **14(fourteen) days** from the date of receiving this order of the Authority through email.

- B. Upon receipt of the affidavit of the Respondent the Complainant is also directed to submit through notarized affidavit regarding his abidance of the provision of section 19 of Real Estate (Regulation and Development) Act, 2016 with special reference to subsection 6 and 9 of the said section and send the same in original to the Authority serving copy to the Respondent within **14(fourteen) days** from the date of receiving the affidavit of the Respondent through email or speed post whichever is earlier.

Fix **after 6(six) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority