

Draft

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

Complaint No. WBRERA/COM 000971

Sudipta Mukhopadhyay Complainant

Vs

Aarvinda Singh Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
05 27.04.2026	<p>Complainant is present in today's hearing through online mode.</p> <p>Advocate Indrajit Das (mobile no:- 9538053535 and email id:- advocateindrajitdas@gmail.com) and Advocate Sumit Dasgupta (mobile no:- 9831769509 and email:- sumitadvocate26@gmail.com) are present in the hearing physically and signed the Attendance Sheet.</p> <p>The Respondent submitted a petition through notarized affidavit stating that their project actually completed on 2015 and they applied completion certificate to Bidhannagar Municipal Corporation on 2016. But due to some internal process issue Bidhannagar Municipal Corporation was not able to provide completion certificate to Respondent as it was transition from Rajarhat Gopalpur Municipality. The Respondent again applied for completion certificate to Bidhannagar Municipal Corporation on 2025 which need another 6(six) to 9(nine) month time due to different administrative measures necessitates for Rajarhat Gopalpur Municipality. The Respondent prayed such time as mentioned above to enable them to get completion certificate. In this connection Respondent also prayed before the Authority to add Bidhannagar Municipal Corporation as a party in this complaint matter.</p> <p>The Complainant stated that he needs completion certificate and he has no objection on the prayer of the Respondent to take time regarding the time prayed for procurement of the same by the Respondent. As stated on the earlier hearings the Complainant also prayed before the Authority to direct the Respondent to provide an supplementary agreement clearly mentioning/ear marking the land with measurement and L.R. Khatian no. where his property is situated for the purpose mutation by BLRO and also to avoid any difficulty in future.</p> <p>After hearing both the parties, the Authority is hereby pleased to give the following directions:-</p> <p>A. The Respondent shall take war footing measure to obtain completion certificate from the Bidhannagar Municipal Corporation and arrange to handover the copy of the same to the Complainant within the timeframe as mentioned in his petition.</p>	

- B. The Respondent is further directed to provide a supplementary Agreement in favour of the Complainant clearly mentioning/ ear marking the land (with measurement and L.R. Khatian no.) of the property of the Complainant as part and parcel of the existing Conveyance Deed of the Complainant within **3(three) weeks** from the date of receipt of this order of the Authority.
- C. The Respondent is imposed penalty of Rs. **4,00,000/- (rupees four lakh only)** as per provision of section 59 and 60 for violation of section 3 and 4 of Real Estate (Regulation and Development) Act, 2016.

The same shall be deposited in the account of WBRERA as stated below:-

A/c Name:- WEST BENGAL REAL ESTATE REGULATORY
Bank Name:- STATE BANK OF INDIA
A/c number:- 00000042520982210
CIF No:- 90909677334
IFSC number:- SBIN0000001
MICR:- 700002021

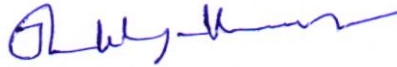
Fix **after 6(six) months** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority