

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

Complaint No. WBRERA/COM(PHYSICAL)000016

**Debashis Bhattacharyya.....Complainant**

Vs

**Saltee Infrastructure Limited.....Respondent**

Sl. Number and date of order	Order and Signature of Authority	Note of action taken on order
7 ----- 20.12.2023	<p>Advocate Ruchi Hallen (Mobile No.9432497399) is present in the physical hearing on behalf of the Complainant and signed the attendance sheet.</p> <p>Mr. Rudraneek Biswas being Authorized Representative of the Respondent Company is present in the physical hearing with due Authorization and he signed the Attendance Sheet.</p> <p>The Bidhannagar Municipal Corporation has sent a Report dated 05.12.2023, regarding drainage system of water waste from the subject matter project, as per the last order of the Authority dated 05.10.2023, which has been received by this Authority on 08.12.2023.</p> <p>The Respondent submitted an adjournment petition on 19.12.2023 stating that their Advocate is not in a position to appear on 20.12.2023 and requested for adjournment of the hearing to be held on 20.12.2023.</p> <p>The Adjournment Petition of the Respondent be taken on record.</p> <p>Considered and rejected the prayer of the Respondent on the ground that at the last moment hearing cannot be rescheduled as already notice has been sent to all the parties and cause list has also been uploaded in the WBRERA Website. Also this Authority is under the obligation to dispose of the matters, as expeditiously as possible, as per section 29(4) of the Real Estate (Regulation and Development) Act, 2016.</p> <p>The Respondent has submitted a Compliance Report on Notarized Affidavit dated 20.12.2023, containing the details of compliances made by him till date, which has been received by this Authority on 20.12.2023.</p> <p>Let the said Affidavit of the Respondent be taken on record.</p> <p>Heard both the parties in detail.</p> <p>The Bidhannagar Municipal Corporation (BMC) has stated in his report dated 05.12.2023 that an amount of Rs.14,14,566/- is required to be deposited by the Landlord of the said project named as Shivam Industrial Parks &amp; Estate Limited, as processing and supervision charges. After the payment of the same, the Corporation will be able to take necessary steps for providing proper drainage system of waste water from the said project.</p> <p>The Respondent stated that they have complied the direction of the Authority regarding roof-top</p>	

facilities. He also stated that the payment of Rs.14,14,566/- is required to be made by the Landlord of the Project named as Shivam Industrial Parks and Estate Limited. He also requested for inclusion of the Landlord in the present Complaint Petition. He also stated that approximately 6 to 7 months time is required for completion of the drainage system.

The Authority is of the considered opinion that Respondent Promoter is liable to make proper drainage system in the said project therefore he has to take all the responsibilities so that the payment which is due is to be paid to the Bidhannagar Municipal Corporation at the earliest.

The Authority reviewed the steps taken by the Respondent, as per the last order of the Authority dated 05.10.2023, by perusal of the Affidavit of the Respondent and as per the oral submissions of both the parties at the time of hearing, and the Authority is hereby pleased to give the following directions:-

- a) The Respondent shall take necessary steps so that the payment of Rs.14,14,566/- to the Bidhannagar Municipal Corporation, as processing and supervision charges, is done by the Shivam Industrial Parks & Estate Limited, the Landlord of the subject matter project within 15 days from the date of receipt of this order of the Authority through email.
- b) Respondent shall take necessary steps so that drainage system of water waste from the said project is completed within 2 months from the date of receipt of this order through email.
- c) A new DG set is to be installed by the Respondent within 1 month from the date of receipt of this order of the Authority through email and penalty shall be imposed upon him on failure to do so.
- d) The District Magistrate of North 24 Parganas is hereby again directed to submit the Final Report regarding removal of encroachment from the exit gate of the project named 'Saltee Splendora' within 1 month from the date of receipt of this order through email.
- e) The Respondent is directed to take necessary steps so that all the elevators become operational within 2 months from the date of receipt of this order of the Authority by email.

The compliances made by the Respondent regarding the above directions shall be reviewed by this Authority on the next date of hearing.

Fix 19.03.2024 for further hearing and order.

(SANDIPAN MUKHERJEE)

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