

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

Complaint No.WBRERA/COM001265

Noble Estates.Complainant.

Vs

Anjan Shaw &Anr.Respondents.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
05 15.01.2026	<p>The Complainant, Noble Estates, represented by the Learned Advocates, Harsh Karnani, the Legal Executive and the Learned Advocates, Saptarshi Datta and Pourush Kanti Pal are present physically at the time of hearing of the instant complaint by filing hazira which will be kept in record.</p> <p>The Respondent, Anjan Shaw & Mr. Shuvam Shaw, represented by the Learned Advocate, Osman Mallick, is present online at the time of hearing by filing hazira which will be kept in record.</p> <p>Heard the Complaint in details.</p> <p>The Learned Advocate for the Complainant stated that vide Order No. 4 dated 18.11.2025 the Respondents were given last chance to pay the balance amount and in the earlier occasions also the Respondents prayed for time to pay the balance amount of Rs.92,16,403.20/- (excluding GST, Advance maintenance and sinking fund) along with interest as per provision of the RERA Act.</p> <p>The Learned Advocate appearing for the Respondents stated that the Complainant has sent the demand of balance amount including GST for which the Respondents have made representation for calculating the balance amount excluding GST amount and then they will pay all the dues amount. He also mentioned that an opposition/objection to calculation of outstanding amount has been filed by the Respondents on 10/12/2025 which should be taken into consideration for disposing of the instant matter. The Ld' Advocate for the respondents however could not produce receipt or submit information about the date/s of submitting the document before this Authority either through mail or by hard copy. The complainants denied any knowledge or receipt of the document as submitted by the learned advocate for the respondents.</p> <p>Now, after going through the relevant records and submissions made by both the parties the Authority views that the Respondents were given ample opportunities to pay the balance amount but did not pay a single rupee. Vide Order No. 3 dated 16.03.2025 the Respondents were directed to pay 50% of the unpaid amount as per the payment schedule agreed upon by the Respondents</p>	

while executing the agreement for sale but till date they have not complied with the said Order which proves the intention of the Respondents for not paying the balance amount but to drag the matter in order to harass the Complainant and wasting time of this Authority.

After hearing both the parties, the Authority is pleased to give the following directions:-

- a) The Allotment of the said unit/flat is cancelled and the Complainant will start deregistration process of the Agreement for Sale dated 02.06.2023 before the Additional Registrar of Assurance-IV, Kolkata for which the Respondents will submit necessary documents, if any, required and the Complainant is at liberty to sell or hand over the said unit/flat to other person;
- b) The Complainant is hereby directed to refund the balance amount of money as per Clause 31.8 of the Agreement for Sale Agreement dated 02.06.2023 to the Respondents and the Respondents will submit their bank account details to the Complainant.

With this direction the matter is hereby disposed of.

Let copy of this order be served to both the parties immediately.

(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority

(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority