

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

Complaint No. WBRERA/COM 001367

Nemat Parveen Complainant

Vs

Well-Linked Realtors India Private Limited Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 29.10.2025	Mr. Murad Ahmad (mobile no:- 9874335808 and email id:- zee9874335808@gmail.com) is present in the hearing today physically on behalf of the Complainant and signed the attendance sheet. Advocate Mr. Pitam Gupta (email id:- janapriyo2007@gmail.com) is present in today's hearing through online mode on behalf of the Respondent Company. He is directed to send his hazira and vakalatnama immediately after today's hearing through email. Heard both the parties in detail. As per the Complainant, she booked one plot(No.46), of land size measuring 3 cottahas in the project "Baruipur Sadar City" of the Respondent Company in the year 2014 entering into an Agreement for Sale making a payment of Rs. 3,50,000/-. The balance amount of Rs.7,00,000/- was agreed to be paid in 48 months, against promise of immediate possession/handover of ready to move plot in the competent project with all the promised amenities as recorded in the project brochure. The Complainant has completed the payment of 70% of the due amount by 2019, only keeping the balance due on account of the project yet to be started. The Respondent did not start the project even after 6 years and kept receiving the payment from the Complainant without any development work. The Complainant requested the Respondent to start work many times but with zero response. Only the project gate was installed in 2019 till to date. The Complainant prayed before the Authority for the following reliefs:- - To pass a decree and direct the Respondent to register/transfer the plot no 46 in favour of the Complainant in accordance with section 11(4f) and section 17(1) of the RERA Act, 2016. - To pass a decree in favour of the Complainant and against the Respondent to pay interest of Rs. 8,40,350/- at the rate of 17.1% from 2018 in accordance with section 18(b) of the RERA Act read with rule 7 of the WBRERA Rules 2007.	

- c) To pass a decree and direct the Respondent to give actual possession of the plot to the Complainant along with all the promised amenities as stated.
- d) Award additional interest at the rate of Rs. 10,004/- in accordance to section 12 and section 18 of RERA Act 2016 read with rule 7 of WBRERA Rules.
- e) Award cost of a suit in favour of the Complainant.

The Advocate of the Respondent stated that the Complainant has not made the payment as per provision of the Agreement. He stated that he will submit all details in their Affidavit if allowed to submit the same.

After hearing the Complainant, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions: -

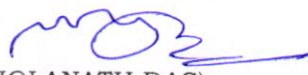
The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within **2(two) weeks** from the date of receipt of this order of the Authority by email.

The Respondent is hereby directed to submit their Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested supporting documents, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within **2 (two) weeks** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. In their Affidavit Respondent shall also submit whether they have got their registration certificate or not. If yes, they shall mention it in their Affidavit.

Fix after **6 (six) 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