

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

Complaint No. WBRERA/COM 001407

Debasis Karmakar..... Complainant

Vs

Hiland Bonochhaya Phase - I Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 29.10.2025	Complainant (email id:- debasis1983@gmail.com) is present in the hearing today physically and signed the attendance sheet. Advocate Ekta Ranjan Shaw (email id:- legal@belanis.com) is present in today's hearing on behalf of the Respondent Company through online mode. He is directed to send his hazira immediately after today's hearing through email. As per the Complainant, he booked a villa at "Hiland Bonochhaya Phase-I" project of the Respondent in Birbhum district and has paid a total sum of Rs. 10,10,939/- including stamp duty. The project was to be delivered by 30th September 2023. But the project has been stalled since more than a year and even not a single construction has been made on Villa 34 booked by the Complainant. The Complainant made several attempts to contact the Respondent for cancellation of the Villa and refund but no response has been received from them. The Complainant prays for relief of refund along with interest as per provisions of Agreement. 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 1(one) month 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 **1(one) month** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix after **10 (ten) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

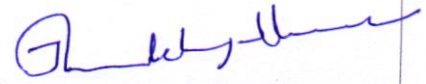
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority