

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

Complaint No. WBRERA/COM(Physical)000267

- 1) Rajesh Shaw
- 2) Prakash Shaw
- 3) Soni Shaw

..... Complainants.

- Versus -

Md. Abulaish Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 29.10.2025	The Complainant, Rajesh Shaw & Prakash Shaw physically appeared at the time of hearing of the instant Application by filing hazira which should be kept in record. Complainant No. 3, Soni Shaw was absent in today's hearing. The Respondent, Md. Abulaish is absent at the time of hearing although he was well informed. The Complainants stated that they are the owner of a plot of land situated at 2A, Ramdhan Khan Lane, P.O. – Hatkhole, P.S. Jorabagan, Kolkata – 700 005, having land area of 02 Kattha, 13 chittaks, 26 Sq. Ft. and 15 no of tenants. They entered into a development agreement dated 14th July, 2020 with the Respondent to construct multistoried building over the existing structure. The Respondent promised to pay Rs.8 lakh with 4 flats (2 rooms with attached bathroom and kitchen and private water facility inside, outside putty walls, tiles flooring doors and window). The developer was to bear all the cost of shifting of the land owners and the tenants including paying the charges for every month. The Developer is to construct a G+4 multi-storied building with lift facility. But the Respondent did not pay shifting charge for last 3 years to the Complainant and the tenants also and also he did not pay security deposit money of Rs. 5 lakh as per the development agreement with power of attorney. The Respondent has not completed the development work and cheated the Complainants and the tenants by not fulfilling any commitment and promise. The Complainants prayed for tenants and Complainants shifting charges per month for last 3 years, security deposit money of Rs. 5 lakh and cheque bounce Rs 1,50,000/-, handing over the possession of the flats to Complainant and the tenants.	

After hearing the Complainants the Authority is hereby pleased to give the following directions :-

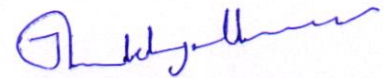
The Complainant is directed to submit his total submission regarding the Complaint Petition on a Notarized Affidavit annexing therewith notary attested /self-attested supporting documents and send the Affidavits (in original) to the Authority serving a copy of the same to the Respondent, both in hard 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 his 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 and the Respondent is hereby also directed to know whether the project is registered under WBRERA or not, if so, submit the Registration Certificate alongwith his Affidavit.

The next date of hearing is **6 (six)** weeks from date.


(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