

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

Complaint No.WBRERA/COM 000224

Subhadip Chakraborty & Esa Mukhopadhyay..... Complainant

Vs

Westroad LLP.....Respondent 1

Rajendra Chatterjee.....Respondent 2

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
04 30.10.2025	Complainants are present in the hearing today physically by signing the attendance sheet. Advocate Mr. Anjan Kumar Mukherjee is present in the hearing on behalf of the Respondent Company physically and signed the attendance sheet. The Respondent submitted their reply on notarized Affidavit as per order of the Authority dated 12.11.2024, on today's hearing, which shall be kept on record. Heard both the parties in detail. The Respondent stated that they have taken all measures for formation of Association submitting application for the same to the competent Authority on the basis of which the competent Authority has been pleased to grant certificate of registration confirming the formation of Apartment Owners Association on 20.09.2025. However, there was a spelling mistake in the name of the Association, for which, application has been given to the competent Authority requesting the necessary correction in the spelling of "Heights", which was erroneously spelled as "Higsts" in the issued Registration certificate and the forwarding letter sent by the competent Authority. The Respondent also stated that they are continuing the regular maintainance and upkeepment of the premises of the project in question till formation of the Association without discriminating any Allottee as per direction of the Authority order dated 12.11.2024. After hearing both the parties and going through the Affidavits, the Authority is hereby pleased to give the following directions:- A. As the Apartment Owners Association has already been formed by the competent Authority the Respondent shall take all measures for handing over the assets and liabilities of the project to the registered Association after due correction in spelling of the name of the Association by the competent Authority. B. The concerned registered Association shall take necessary action for taking over the asset and liability of the project from the Respondent Promoter as per provision of the relevant Act. Such handing over shall be completed within 60	

(sixty) days from the date of receiving corrected order form the date of competent Authority.

- C. The Respondent shall continue all regular maintenance and upkeepment of the premises till handing over of the project to the Apartment Owners association.
- D. The Respondent shall also repair the cracks formed on the building if any, within 60 (sixty) days from the date of receiving this order through email.

With this direction the instant complaint petition is hereby disposed of.

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



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority