

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

Complaint No. WBRERA/COM 001359

Sanjay Sarkar Complainant

Vs

Bidyut Mukherjee Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 11.09.2025	Complainant is present in the hearing today through online mode. He is directed to send his hazira through email immediately after today's hearing. Respondent is absent in the hearing, without any intimation, despite due service of the hearing notice through email. Heard the Complainant in detail. As per the Complainant, he booked a flat in a project of the Respondent on 14.11.2020 and paid a total advance of Rs. 10,11,000/- in multiple installments between 14.11.2020 and 05.09.2022. The Flat was supposed to be handed over by the Respondent within 18 months but despite continuous follow-ups the Respondent failed to handover the property due to which the Complainant compelled to cancel the agreement on 14.06.2023. The Respondent assured to make full refund within 18 months i.e. by 11.02.2025 but Respondent has only returned Rs. 2,20,000/- and has since ceased communication. The Complainant prayed for relief of immediate action to recover his invested amount from the Respondent as per provisions of the Act. 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 14 (fourteen) days 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 **14 (fourteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

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