

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

Complaint No. WBRERA/COM (Physical) 000308

Allottees of Siddha Sky Complex Complainant

Vs

Siddha Infradev LLP & Spring City Nirman LLP Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 11.09.2025	Advocate Arihant Sethia (mobile:- 9903255586 and email:- advarihantsethia@gmail.com) is present in today's hearing on behalf of the Complainants, Allottees of Siddha Sky Complex by filing vakalatnama and signed the attendance sheet. Chartered Accountant, Mr. Gopal Krishna Lodha, (mobile:- 9903275333 and email id:- rrlservices2018@gmail.com) being the Authorized Representative of the Respondent Company is present in the hearing physically by filing hazira through email and signed the attendance sheet. Heard the Complainants in detail. The Advocate of the Complainant stated that this complaint has been filed on behalf of hundred persons who are Allotees in the Project "Siddha Sky" developed by the Respondent. The project started on 2016 which is having 340 flats and got completion certificate on November, 2024. The Allottees have taken possession of the flats and execution of Conveyance of Deed has already been executed for a number of Allotees and is in progress for the other ones. But there is defective construction and poor workmanship observed in the project, leakage and seepage from ceilings and walls, structural defects such as cracks in walls, uses of substandard façade materials, interior fittings etc. The Advocate for the Complainants prayed for relief of immediate rectification of structural defects, third party structural audit, compensation for losses, penalty and legal action against the promoter and refusal to relief maintenance charges till the issues are resolved. The Respondent raised the point of maintainability of this complaint petition and stated that as per provision of section 31 of RERA Act, the Complainants cannot file Complaint before this Authority as group of Allottees. Such complaint has to be filed either by individual Allottees or Registered Association of Allottees.	

After hearing both the parties, the Authority is hereby pleased to give the following directions:-

- A. The Complainant shall submit through notarized Affidavit on the point of maintainability of this Complaint petition giving justifications regarding eligibility as Complainant as per relevant provisions of RERA Act 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 **21 (twenty-one)** days from the date of receipt of this order of the Authority by email.
- B. The Respondent shall 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 **21 (twenty-one)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier

Fix after **8(eight) 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