

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

Complaint No. WBRERA/COM001210

Parth Khandhadiya Complainant.

-V/s-

Prudent Infra Reality Private Limited.. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
04 02.09.2025	The Complainant, Parth Khandhadiya, is present online in the instant hearing today. He is directed to file hazira online or physically which should be kept in record. The Respondent, Prudent Infra Reality Private Limited represented by its Learned Advocate Aritra Basu has informed that due to his illness he is unable to attend today's hearing. The Complainant stated that the registration and mutation of the flat is still pending as the Respondent has not mentioned the car parking space. While at the Agreement for Sale dated 20.09.2020 it was promised to provide the car parking space in the ground floor of the project but the same has been provided outside the mentioned area. As per Clause No. w of the said Agreement it has been stated <i>"TOGETHER WITH the right to use one open Stack parking space on the ground floor of Block No. 11A as more fully and particularly mentioned and described in Part – II of SCHEDULE B"</i>. He also stated that the Respondent is trying to leave the project without forming Association as per the provision of the RE(R&D) Act, 2016 and moreover, the project is registered one. He also stated that if the Association is not formed then the maintenance of the said Block will be hampered and the Flat Owners will be affected due to non-maintenance of the Building. The Respondent has filed Affidavit-in-Opposition dated 11th June, 2025 and an Application dated 12/06/2025 for Dismissal of the instant Complaint which has also been received by the Complainant. After hearing the Complainant, the Authority is pleased to give the following directions:- The Complainant is hereby directed to submit the Rejoinder Affidavit in response to the Affidavit and Application filed by the Respondents, if any, and send the original copy 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.	

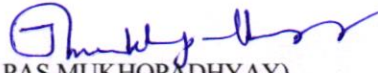
Fix after **2 (two) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority