

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

Complaint No. WBRERA/COM000859

Uddalak Biswas Complainant.

Vs.

Zodino Omnichannel Merchandise Private Limited Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 09.06.2025	<p>The Complainant, Uddalak Biswas is present online in the instant hearing today. He has filed hazira which should be kept in record.</p> <p>The Respondent, Zodino Omnichannel Merchandise Private Limited is not represented by any one either online or physically in the instant hearing.</p> <p>The complainant submitted that he along with his wife, Mrs. Tanudeepa Biswas jointly executed the Agreement for sale with the respondent where Santanu Das executed the deed on behalf of the respondent. Further he along with other homebuyers held meeting with Mrinal Kumar Dey and Rabindra Nath Das representing the respondent and they acknowledged the grievances of the same and informed that they will refund the money by December, 2024, thus would include Santanu Das, Mrinal Kumar Dey and Rabindra Nath Das who have been dealing with the matter as respondent 2,3 and 4 as the complainant and other co-purchasers met them . But the applicant apprehends that nothing will be done by them. The project has been registered under WBHIRA. The Registration No. of the project is HIRA/A/KOL/2020/000389. ✓</p> <p>The complainant prayed for application of the provision of the RERA Act as per the WBRERA Registration of the project so that the plot map is fixed and registered with government authorities. Development of the land. Possession of the land. Mutation done by</p>	

the Company. Or Refund of the whole paid amount along with maximum compensation allowed on immediate basis.

After hearing the Complainant submission to include Mrs. Tanudeepa Biswas as the complainant 2, the Authority is pleased to direct the Complainant is to submit his total submission regarding the Complaint Petition as directed vide earlier order¹ dated 04/02/2025 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 **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. Also, he is directed physically appear on the next date of hearing to submit why Section 59, 60, 63 of the RERA Act 2016 and WBRERA Rules 2021 shall not be invoked against the respondent for willful violation of the said Act and the Authority orders.

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



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority