

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

Complaint No.WBRERA/COM (PHYSICAL) 000081

Mr. Shiba Prasad Mukherjee..... Complainant

Vs

Mr. Anand Kumar Chokhani and Mr. Tarak Chakraborty..... Respondents

| Sl. Number and date of order | Order and signature of the Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Note of action taken on order |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 03<br>29.04.2025             | <p>Complainant (Mobile – 9903118573 &amp; email Id: <a href="mailto:spmukherjee13@yahoo.co.in">spmukherjee13@yahoo.co.in</a>) alongwith his Advocate Sanjoy Sarkar (Mobile – 9088497803 and email – <a href="mailto:sarkar.s.llb@gmail.com">sarkar.s.llb@gmail.com</a>) is present in the physical hearing today filing vakalatnama and singed the Attendance Sheet.</p> <p>Advocate Vedika Sureka is present in the hearing through online mode on behalf of Respondent Promoter Company filing vakalatnama and hazira through email.</p> <p>Respondent submitted Notarized Affidavit dated 24.03.2025, containing their Written Response to the Affidavit of the Complainant, as per the last order of the Authority dated 07.02.2025, which has been received by this Authority on 26.03.2025.</p> <p>Let the said Written Response of the Respondent be taken on record.</p> <p>Heard both the parties in detail.</p> <p>Advocate of the Respondent stated that this matter is not maintainable before this Authority as the Association of Allottees has already registered under the West Bengal Apartment Ownership Act, 1972, as amended, and the Respondent Promoter has duly handed over the required documents etc. to the Association of Allottees by an Agreement dated 10.02.2024 executed between Tirupati Awas Private Limited and Tirupati Paradise Association of Apartment Owners.</p> <p>Complainant objected to the Written Response submitted by the Respondent and also stated that the matter is maintainable before this Authority and prayed for submission of their objection in this regard.</p> <p>Considered and granted the prayer of the Complainant and Complainant has hereby given liberty to file a Reply to the Written Response of the Respondent.</p> <p>Advocate of the Respondent made objection to the granting of liberty to the Complainant in filing Reply / Rejoinder before the Authority against the</p> |                               |

Written Response submitted by the Respondent.

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

Complainant is at liberty to file a Reply / Rejoinder on Notarized Affidavit, containing point-wise concise Reply to the Written Response of the Respondent dated 24.03.2025, alongwith their submission, if any, regarding the maintainability of this matter before this Authority, and send the Affidavit ( in original) to the Authority, serving a copy of the same to the Respondent, both in hard and scan copies, within **21 (twenty-one) days** from the date of receipt of this order of the Authority through email.

Fix **14.07.2025** for further hearing and order.

  
(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority