

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 001523

Kum Kum Banerjee ..... Complainant

Vs

Saltee Buildcon Private Limited ..... Respondent 1

Anand Todi ..... Respondent 2

Surya Prakash Bagla ..... Respondent 3

Varun Bagla ..... Respondent 4

Anju Bagla ..... Respondent 5

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 11.03.2026	<p>Complainant Mrs. Kumkum Banerjee (mobile no:- 7003242036 and email id:- <a href="mailto:kumkumbanerjee4@gmail.com">kumkumbanerjee4@gmail.com</a>) along with her Advocate Mrs. Damayanti Nandi Kundu (mob:- 9831013346 and email:- <a href="mailto:damaayantinandikundu@gmail.com">damaayantinandikundu@gmail.com</a>) is present in today's hearing physically and signed the attendance sheet. The Ld. Advocate for the Complainant is directed to submit her vakalatnama immediately after today's hearing.</p> <p>Respondent is absent in today's hearing, without any prior intimation, despite due service of hearing notice through email.</p> <p>Heard the Complainant in detail.</p> <p>As per the Complainant she entered into an agreement intending to purchase a residential Flat for Senior Citizen in the project "The Golden Mile" under within the Local limit of Chandpur Gram Panchayet under Rajarhat Police Station in the District of North 24 Parganas with the Developer for on 28.07.2020. The total consideration amount was 70,35,000/- and the possession date was mentioned in the Sale Agreement on or before 31.08.2021. But in spite of payment of Rs. 67,64,000/- by the Complainant the Respondent failed to handover the unit till date and thereby, miserably failed to comply with the terms of the Agreement. The Complainant also stated that the Project is lying in incomplete stage till to date.</p> <p>The Complainant prays for the relief of immediate refund of the paid amount of Rs. 67,64,000/- along with interest at the rate SBI PLR plus 2% as per Act.</p> <p>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</p>	

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: -

- A. The Complainant shall submit her total submission regarding the 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 **7 (seven)** 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 same (in original) to the Authority serving a copy to the Complainant, both in hard and soft copies, within **15 (fifteen)** 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