

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

Complaint No. WBRERA/COM000754

Kunal Sharma..... Complainant

Vs

Sakshi Ganga Realtors Pvt. Ltd... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 26.03.2025	Complainant is present in the hearing through online mode filing hazira through email. Respondent is absent in the hearing despite due service of hearing notice to the Respondent through email. Let the track record of due service of hearing notice to the Respondent be kept on record. The Complainant submitted Notarized Affidavit dated 11.12.2024, containing his total submission regarding this Complaint Petition, as per the last order of the Authority dated 23.10.2024, which has been received by this Authority on 16.12.2024. Let the said Affidavit of the Complainant be taken on record. The Respondent did not submit any Written Response on Notarized Affidavit till date as per the last two orders of this Authority dated 05.07.2024 and 23.10.2024. Heard the Complainant in detail. The Complainant stated at the time of hearing that he prayed for proper possession with all amenities at the earliest. As per him, the following things have not yet been provided by the Respondent-Promoter:- i) Drainage ii) Proper Septic Tank iii) Overhead water reservoir. iv) Fire line v) Generator vi) Transformer vii) Parking place partially occupied with office of the Respondent-Promoter viii) Association of Allottees not yet been formed by the Respondent.	

ix) Completion certificate not yet been received by the project.

After hearing the Complainant and taking into consideration the Affidavit with all the documents submitted by the Complainant, the Authority is hereby pleased to give the following directions:-

- a) The **Respondent** shall complete the pending infrastructural works and common facilities and amenities, as promised by the Respondent-Promoter in the Agreement for Sale, within **90 days** from the date of receipt of this order of the Authority through email; and
- b) Respondent shall submit a **Compliance Report on Notarized Affidavit** before the next date of hearing, after completion of the works as claimed by the Complainant as mentioned above; and
- c) Respondent shall specifically state in its Affidavit, as mentioned at (b) above, what steps he has taken for receipt of the completion certificate and formation of Association of Allottees as per the West Bengal Apartment Ownership Act, 1972; and
- d) A penalty of **Rs.5,00,000/- (Rupees five lakhs only)** is hereby imposed upon the Respondent for non-compliance and willful violation of the order of this Authority dated 05.07.2024 and 23.10.2024, as per the provisions contained in section 38 read with section 61 of the Real Estate (Regulation and Development) Act, 2016, and the said amount shall be paid positively by the Respondent within **90 days** from the date of receipt of this order of the Authority through email, to the bank account of this Authority through bank transfer and the account details of WBRERA is provided hereinbelow:-

Account Name: WEST BENGAL REAL ESTATE REGULATORY AUTHORITY.

Account Number: 00000042520982210.

BRANCH: Specialized Institutional Banking, Kolkata.

IFSC Code: SBIN0014524.

MICR Code: 700002404.

Fix **12.08.2025** for further hearing and order.


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority