

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 000858

Bijoy Krishna Chandra ..... Complainant

Vs

Durgapur Nabaudyog Developers .....Respondent

| Sl. Number and date of order | Order and signature of the Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Note of action taken on order |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 03<br>31.07.2025             | <p>Complainant is absent in the hearing today, without any intimation, despite due service of hearing notice through email.</p> <p>Respondent is absent in today's hearing, without any intimation, despite due service of hearing notice through email.</p> <p>The Respondent did not submit Affidavit in spite of order dated 30.01.2026 and 10.06.2025.</p> <p>The Respondent was categorically intimated in the previous order dated 10.06.2025 that in the event of failure on his part in submitting Affidavit, no further chance will be allowed to them for the same. But the Respondent did not comply any order of the Authority.</p> <p>Since, the Respondent failed to submit Affidavit, even after giving last chance for the same, nor the Respondent appeared in three consecutive dates of hearing, the Authority is proceeding today with Ex-Parte Hearing.</p> <p>Now after hearing the Complainant and going through the Affidavits and other relevant documents, the Authority is of the opinion that the Respondent failed miserably to fulfill his obligations to the Allottee as per provisions of Real Estate (Regulation and Development) Act, 2016, such as section 11,14,17 etc.</p> <p>Hence, the Authority is hereby pleased to give the following directions:-</p> <p>The promoter shall distribute the parking area to the Complainant as per approved drawing uploaded at the time of Registration to erstwhile WBHIRA.</p> <p>The promoter shall complete the pending works in the project i.e. finishing basement floor area, erection of lightning arrester, completing external electrical wiring, completing fire fighting system and completing the exterior painting works of the building.</p> <p>The Respondent shall enable for formation of Association of the Allottees as</p> |                               |

per Apartment Ownership Act, 1972, providing all relevant documents for the same.

The Respondent shall not proceed with selling of the flats if vacant any in the instant project, until compliance of the order.

The Respondent shall comply all the above mentioned orders within **90 days** from the date of receiving this order through email.

In case of non-compliance of the order of the Authority by the Respondent the Complainant is at liberty to file an Execution Application before the Authority as per Execution Regulation.

With this direction the instant matter is hereby disposed of.

Let copy of this order be served to both the parties immediately.

  
(BHOLANATH DAS)  
Member

West Bengal Real Estate Regulatory Authority

  
(TAPAS MUKHOPADHYAY)  
Member

West Bengal Real Estate Regulatory Authority