

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

Complaint No. WBRERA/COM000720

Anjan Dutta..... Complainant

Vs.

1. Anuraag Infratech
2. Amitava Bhattacharya..... Respondents

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 31.07.2025	Complainant is represented by Ld' Advocate Mr. Vinit Sharma who is present physically in the hearing filing hazira. Respondent is represented by Ld' Advocate Mr. Shamir Islam who is present physically in the hearing filing hazira. Let the track record of due service of hearing notice to the parties be kept on record. Ld' Advocate Mr. Shamir Islam while submitting the Affidavit in Opposition dated 16th April 2025 as per the direction issued upon his client vide Order 1 dated 28th January, 2025 submitted that the agreement of sale as referred to by the complainant by his affidavit is fake. He also stated that the instant complaint is not maintainable. He could not respond about the late submission of the affidavit in opposition on behalf of the respondent and also non compliance of the instruction issued upon his client order 2 dated 27th May 2025. The learned Advocate for complainant submitted that the project is still ongoing and the construction is still in progress. Further he stated that the submission made by the respondent is not correct. After hearing both the parties the Authority hereby directs the Secretary WBRERA to initiate physical inquiry in presence of both parties or their Authorised representative into the project site as submitted by the complainant's Affidavit where the address of the project is mentioned in the schedule "A" and the components of the width giving details of the location and address of the instant project as per the Section 35 of the RERA Act 2016. Address of the Property "Premises No. 130, Bama Charan Roy Road (mailing address D/1, Jayasree Park), P.S.- Behala, Kolkata - 700 034, within the limits of the Kolkata Municipal Corporation (South Suburban Unit, under Ward No. 121, Mouza - Mondalpara, J.L. No. 6, under C.S. Khatian No. 229, appertaining to C.S. Dag No. 448, District South-24-Parganas. The enquiry report be submitted within a fortnight from issuance of this order in furtherance to the complaint hearing .	

Meanwhile complainant is directed to submit Supplementary Affidavit, if any, before this Authority and to the Respondents both in hard and soft copy within a fortnight from the state and upon received of the Affidavit from complainant the respondent shall file this counter affidavit incorporating his submission to the direction issued upon him vide order 2 dated in the 7th May 2025.

Next date of hearing fixed **4 (four) weeks** from this date for further hearing an order.



(JAYANTA KR. BASU)
Chairperson
West Bengal Real Estate Regulatory Authority