

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

Complaint No. WBRERA/COM 000765

Dr. MD Mosiur Rahaman Complainant

Vs

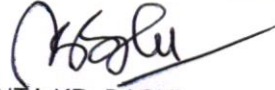
Riya Green Valley LLP Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 16.01.2026	<p>Complainant is present in today's hearing physically and signed the attendance sheet.</p> <p>Chartered Accountant, Mr. Gopal Krishna Lodha is present in today's hearing physically on behalf of the Respondent and signed the Attendance Sheet.</p> <p>The Complainant was directed to submit fresh Affidavit strictly in line of his original complaint petition submitted in Form-M as per Authority order dated 14.11.2025. But the Complainant did not submit any Affidavit as per that order.</p> <p>Heard both the parties in detail.</p> <p>The Complainant again submitted that due to existence of adjacent of big pond outside the project area there is soil erosion for which the Complainant apprehends for danger to the Block 6 and 7 of the Project and prayed for immediate action taken by the respondent.</p> <p>The Respondent stated that their project was registered with Erstwhile WBHIRA and their project got necessary approval from the Plan Sanctioning Authority and also obtained Occupancy Certificate in proper form (Form-4B) from the Executive Officer, Barrackpore II, Panchayet Samiti on 12.03.2019. Handing over possession including Conveyance of Deed has also been completed immediately after getting Occupancy Certificate and Apartment Owners Association has already been formed on the Project. The Respondent having obtained all necessary approvals carried out the work in accordance with the sanction plan approved by the competent Authority including receiving the OC/CC. He further submitted that the pond referred by the Complainant is outside the project area. Hence, the Respondent is not liable for maintenance of the same.</p> <p>So, the Respondent cannot be held responsible for the alleged complain lodged by the Complainant.</p> <p>After hearing both the parties, the Authority observes that Respondent took up the project and completed the same as per approvals by the Competent Authority sanctioning</p>	

the plan and awarding of Occupancy Certificate including approved completion plan. Moreover, The pond, in question is situated outside the project area. As such, this Authority has no scope to adjudicate the instant complaint matter.

With this direction the instant matter is hereby disposed of.

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



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority