

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 Authority	Note of action taken on order
05 16.01.2026	<p>Complainant, Anjan Dutta along with the Learned Advocate, Vinit Sharma appeared physically in today's hearing. They have submitted hazira which should be kept in record.</p> <p>Respondents, Anuraag Infratech and Amitava Bhattacharya, represented by the Learned Advocate, Amit Kumkar Roy (Email I.D. amitgroy.adv01@gmail.com) appeared physically in today's hearing by filing hazira which should be kept in record.</p> <p>The Respondents' Learned Advocate started that he could not file Affidavit in response to the Order No. 4 dated 14.11.2025 as the Respondent No. 2 is in Mumbai and he asked for short time and adjournment of today's hearing but it is not accepted as there was ample time between the issue and the last Order for submission of the Affidavit from the Respondent.</p> <p>The Complainant's Advocate, Vinit Sharma stated that the Complaint was filed on 22/01.2024 and the matter was admitted vide Order No. 1 dated 28.01.2025 and the Respondents have sold out the Flat to the third party inspite of aware of the Interim Order issued by the Authority to maintain Status Quo vide Order No. 2 dated 27.05.2025. Thereby, the Respondents have willfully violated the Order of the Authority and also the Provision of the laws as mandated under Real Estate (Regulation and Development) Act, 2016.</p> <p>The Respondents have not clarified as on date whether the project has obtained Completion Certificate from the Plan Sanctioning Authority and also the Registration Certificate from the erstwhile WBHIRA or WBRERA upon his application for registering his Real Estate Project after due compliance of Section 4 of the Real Estate (Regulation and Development) Act, 2016. The Respondents have ignored and not abided by the Directions and Notices issued upon him during the Conduct of the instant Complaint hearing and thereby he has violated</p>	

Section 63 of the said Act.

After hearing both parties, the Authority is hereby pleased to give the following directions:-

- a) The Respondents shall submit the copy of the Completion Certificate of the Project and the copy of the Registration Certificate from the erstwhile WBHIRA an/or WBRERA through a notarized Affidavit and send the same in original before this Authority and serving the same to Complainant also within **1 (one) week** after receiving the instant Order by email; and
- b) The Respondents are hereby directed to show cause as to why penalty under Sections 59, 60 and 61 for non compliance of the Sections 3, 4 and 11 of the Real Estate (Regulation and Development) Act, 2016 should not be invoked against them and the same should be sent WBRERA through a notarized Affidavit in original before this Authority within **1 (one) week** after receiving the instant Order through email; and
- c) The Respondents are hereby directed to show cause as to why penalty under Section 63 of the Real Estate (Regulation and Development) Act, 2016 for willful violation the Orders and directions of the Authority should not be invoked against them and the same should be sent within **1 (one) week** through a notarized Affidavit before this Authority after receiving the instant Order through email; and
- d) The Respondents are also hereby directed to show cause as to why penalty should not invoked against them for willful violation of the Order No. 2 dated 27.05.2025 by creating third party interest ignoring the order for not creating any third party interest on the said property or alter the status or the nature of the Agreement for Sale executed between the parties including the Complainant and the Respondents to the determent of the Complaint till the continuance of the instant Complaint hearing or till further order and also thereby the Respondents not only violating the Authority's Written Order but also concealed the violation of the Authority's order in not informing whether the purchaser of the flat in question were made aware of the instant Complaint matter being heard by the Authority, within **1 (one) week** through a notarized Affidavit and send the same in original before this Authority after receiving the instant Order through email;

e) The Respondents are also directed to submit the total project cost through notarized Affidavit.

Fix after **4 (four) weeks** for next hearing.



(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