

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

Complaint No.WBRERA/COM 000575

Arun Kumar Baranwal. Complainant

Vs.

Rajesh Jaiswal..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 <u>07.03.2025</u>	Complainant is present in the hearing physically and signed the Attendance Sheet. Respondent is absent despite due service of hearing notice through email. Let the track record of due service of hearing notice to the Respondent be kept on record. Heard the Complainant in detail. As per the Complainant, he booked a 3BHK flat alongwith a car parking space in a project of the Respondent. As per the Agreement the flat was stipulated to be handed over within 18 months but now after 8 years the Developer is refusing to give the car parking space and also there is no definite timeline given by him for handing over the possession of the flat also. Besides the Developer promised that he will bear the rent expenses for the Complainant during the period of Development but the Respondent Developer is not bearing that for past 7 years. The Complainant prayed for relief of immediate construction and possession of the flat alongwith the car parking space as promised in the Agreement and also reimbursement of rent payment by the Developer because of temporary shifting of the Complainant for the Development of the project. After hearing both the parties, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions:- The Complainant is directed to submit his total submission regarding the	

Complaint Petition on a Notarized Affidavit annexing therewith notary attested /self-attested supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within **21 (twenty-one)** days from the date of receipt of this order of the Authority by email.

The Respondent is hereby directed to submit its Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested supporting documents, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within **21 (twenty-one)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **09.09.2025** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority