

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

Complaint No.WBRERA/COM000464

Sibendu Gupta Complainant

Vs

Unimarkmirania Projects LLP.....Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
03 24.12.2024	Complainant (Sibendu Gupta) (Mobile no – 9874254104, email – sibendu_gupta@yahoo.com) is present in the online hearing filing hazira through email. Respondent is absent without any intimation to this Authority despite due service of hearing notice through e-mail. Let the track record of due service of hearing notice through e-mail be kept on record. Complainant submitted a Reply / Rejoinder on Notarized Affidavit dated 26.04.2024, containing point-wise concise Reply to the Written Response of the Respondent dated 26.03.2024, which has been received by this Authority on 30.04.2024. Let the said Reply of the Complainant be taken on record. Heard the Complainant in detail. The Authority is of the considered opinion that today this Authority may proceed with ex-parte hearing of this matter as the Respondent is absent without any intimation and without giving cogent reason. Reasonable opportunity and sufficient time has already been given to the Respondent to defend this matter and they have also submitted Written Response on notarized Affidavit on 27.03.2024. After hearing the Complainant and after taking into consideration the Affidavit submitted by both the parties and Rejoinder submitted by the Complainant and the documents placed on record by both the parties, this Authority is hereby pleased to give the following directions: a) The Respondent Promoter shall send to the Complainant through e-mail the list of Allottees for whom mutations are not yet completed, the extra amount, if any, with breakup to be paid by concerned Allottees for mutation, within 15 days from the date of	

- receipt of this order of the Authority through e-mail; and
- b) Thereafter the concerned Allottees shall pay the extra amount within **15 days** to the Respondent and the Respondent shall complete the mutation within **90 days** from the date of receipt of this order of the Authority through email; and
 - c) The Respondent Promoter shall take all necessary steps for proper maintenance of security in the said project including imposing restriction on the entry of stray dogs within the said project; and
 - d) Necessary steps to be taken by the Respondent so that the change over time in the DG set can be decreased and shortened; and
 - e) A break-up shall be given by the Respondent Promoter to the Allottees for the maintenance charges etc; and
 - f) The necessary steps to be taken and the application for formation for Association of Allottees to be done within **90 days** from the date of receipt of this order of the Authority through e-mail.

With the above directions, the matter is hereby disposed of.

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

Let a copy of this order be uploaded in the website of WBRERA (rera.wb.gov.in) under the heading '**Authority Orders**'.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority