

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

Complaint No.WBRERA/COM001261

Rakhi Majhi..... Complainant

Vs


Gopal SinghRespondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 30.04.2025	<p>Complainant is present in the hearing through online mode.</p> <p>Respondent is absent in the hearing despite due service of hearing notice through email.</p> <p>Let the track record of due service of hearing notice to the Respondent be kept on record.</p> <p>Heard the Complainant in detail.</p> <p>As per the Complaint Petition, the fact of the case is that:-</p> <p>Delay in handover of the property / flat. Address of the property - Premise No 44, Picnic Garden Road, Tiljala, Kolkata 39. Amount paid - INR 5,05,000. The handover is still pending. Multiple assurance of handover but not yet done. No electricity, no water. Other flats occupants are coming in. However majority of the flats are not ready.</p> <p>Complainant prays before the Authority for the following reliefs:-</p> <p>a) Handover of the complete property fully functional, or</p> <p>b) Refund of the money along with the interest</p> <p>After hearing the Complainant, the Authority is hereby 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:-</p> <p>a) The Complainant is hereby directed to submit her total submission regarding his Complaint Petition on a Notarized Affidavit, annexing therewith notary attested/self-attested copy of 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 scan copies, within 21 (twenty-one) days from the date of receipt of this order of the</p>	


Authority by email.

- b) The Complainant shall specifically state in her Affidavit all the payments made by her chronologically specifying date, amount, money receipt number and the total amount paid by her in her Affidavit; and
- c) The Respondent Company 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 copy of 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 scan 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 **16.07.2025** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority