

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

Complaint No. WBRERA/COM001079

Debashree Sarkar..... Complainant.

Vs.

Realtech Nirman Private Limited Respondent.

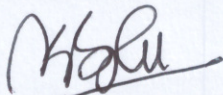
Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 30.04.2025	The Complainant, Debashree Sarkar appeared online at the time of hearing of the instant Complaint. He has submit hazira online which shall be kept in record. The Respondent, Realtech Nirman Private Limited is represented by the Authorized Legal Representative, Sneha Gupta appeared online and she is directed to submit his hazira and attendance physically or online which shall be kept in record. Let the track records of due service of hearing notice to the Complainant be kept on record. The Complainant stated that the Respondent has failed to deliver the flat within the time framed specified in the agreement i.e., on 31/12/2022. The Complainant wants compensation for delay for getting the possession for more than 12 years. Secondly, prayed for interest of the principal amount and the Promoter/Respondent must deliver the Flat as soon as possible and to know the present status of the project. Authorized Representative of the Respondent told that the delivery date of the flat was December, 2022 but due to Covid they could not delivery the flat and the project is still ongoing and extension was given upto 31st March, 2025. 70 to 80 percent of the work is completed and the Respondent could deliver the possession of the flat after having completion certificate and fire clearance. Heard both the parties. The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested copy of supporting documents and a signed copy of the Complaint Petition in for 'M' 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 15 (fifteen) days from the date of receipt of this order of the Authority by email. The Complainant seeking compensation should file	

Complain in 'N' Form before the Adjudicating Authority for compensation.

The Respondent is hereby directed to submit their 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 **15 (fifteen) days** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. The Respondent is further directed to submit the attested copy of the Registration Certificate of the erstwhile WBHIRA/WBRERA with his Affidavit. The Respondent must produce the certified declaration of the project related authorized project engineer and architect about the quarterly progress of the since grant of registration and the present status of the said project,

The Respondent also directed to submit the Balance Sheet and the half-yearly statement of accounts duly signed by the Project authorized Chartered Accountant related to the instant Real Estate Project namely "Realtech Nirman Private Limited, since inception including Project specific Bank Account statement related to the construction of the instant Project.

Fix **10 (ten) weeks** for further hearing and order.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority