

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

Complaint No. WBRERA/COM001080

Samrat Majumdar..... Complainant.

Vs.

Badu Road Developers LLP Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 30.04.2025	The Complainant, Samrat Majumdar appeared online at the time of hearing of the instant Complaint. He has submit hazira online which shall be kept in record. The Respondent, Badu Road Developers LLP is represented online by one Suvam Das but he could not submit any authorization letter as to which capacity he is represent the Respondent. Moreover he submitted that as he has joined the organization very recently he is unable to respond to the complaint matter. Same was noticed during the Admission hearing. It is clear inspite of been aware of the hearing of the complaint ,the Respondent is not according due importance to to attend and respond to the complain even though enough opportunity was given to the Respondent. Let the track records of due service of hearing notice to the Complainant be kept on record. Complainant has submitted Notarized Affidavit dated 10/3/2025 which has been received by this Authority on 17/3/2025 any Notarized Affidavit as per the last Order of the Authority dated 18.02.2025 which should be kept in record. Mr. Suvam Das told that he has received the papers of the instant complaint in a short period so he is not prepared to make any submission before this authority. The Respondent till date did not submit any Notarized Written Response as per the last order of the Authority dated 18.02.2025. The Authority is hereby pleased to direct the Respondent to submit his Notarized Written Response.	

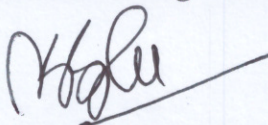
Heard both the parties.

a) The approach of the Respondent is not correct and the Respondent is not taking the proceeding seriously and willfully violating the Order of the Authority. The Respondent is liable to pay penalty for disobeying the earlier order of the Authority under Section 63 of the West Bengal Real Estate (Regulation and Development) Act, 2016.

The Authority is hereby pleased to direct:-

- a) The Respondent to submit his 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, further within **15 (fifteen) days** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. He is directed to submit the certified copy of the Registration Certificate issued by the erstwhile WBHIRA/WBRERA of the instant Project along with his Affidavit.
- b) The Respondent must take the complaint matter seriously and obey the solemn order of this Authority otherwise next time the penalty should be imposed as per provision of the under Section 63 of the West Bengal Real Estate (Regulation and Development) Act, 2016. The Respondent is liable to pay penalty for willful disobeying the earlier order of the Authority under Section 63 of the West Bengal Real Estate (Regulation and Development) Act; and the Respondent is also directed to remain present positively on the next date of physical hearing to explain why the application of the Section 63 of the RERA ACT 2016 shall not be invoked against the Respondent in responding to the Complainant grievances made in his complaint been heard by this Authority.

Fix **8 (eight) weeks** for further hearing and order.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority