

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

Complaint No.WBRERA/COM001215

Karuna Jaydhar..... Complainant

Vs.

Janapriyo Real Estate Pvt.Ltd..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 18.06.2025	Complainant is present in the hearing through online mode filing hazira through email. Respondent is represented by Ld' Advocate Mr Farooq Hussain .He is directed to submit his hazira and vakalatnama. The complainant has complied with the direction of the Authority issued vide order 1 dated 24th march 2025 and has submitted his affidavit before this Authority and to the respondent .Learned advocate for respondent submitted that he has sent his affidavit in opposition through mail before this Authority and has not yet submitted his affidavit to the complainant and thereby confirmed non compliance of this Authority order 1 by his client. The complainant submitted that he seeks refund of money paid by him to the respondent along with accrued interest as mandated by RERA Act 2016 for the exceptional delay in delivery of his plot from the respondent. The complainant challenged this that the surroundings around the said plot is not developed as promised by the respondent and as reflected in the photographs enclosed by him with his Affidavit. Ld' Advocate submitted that the plot is ready for delivery and his clients are ready to execute the registration of the said plot as committed by the respondent during execution of agreement between them. After hearing both sides, the Authority hereby directs respondent to present before this Authority the photographs of the instant plot and the surrounding area reflecting all the development work ,existing as on date as promised by the respondent to the complainant while demanding the payment from complainant . Complainant has already submitted photographs of the instant brought and surroundings which is confirmed to have been received by the respondent. Further the respondent is to show cause to explain why section 63 of RERA Act 2016 shall not be invoked against him for wilful noncompliance of the direction issued by this Authority on him vide order 1 dated 24th march 2025. The	

respondent shall submit his reply along with the photographs of the said plot and surrounding areas around this plot, before this Authority through notarised Affidavit providing a copy of the same to the complainant within 7 days of receipt of this Order 3 dated 18th June, 2025. The respondent is further directed to enclose self attested/notary attested all supporting Sanction order, government permission while executing the sale of plot with the complainant in this matter.

Fix next hearing **4(four) weeks** from this date for further hearing and order.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority