

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

Complaint No.WBRERA/COM001295

Samuel Labherihm..... Complainant

Vs.

Bhutoria Construction Private Limited..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 18.06.2025	Complainant is present in today' Admission hearing on online. He is directed to send his hazira for attending before the Authority today. Respondent is represented by Ld' Advocate Arcoh Chatterjee and Sh. Deepan Mukherjee authorised representative for the respondent both appeared online in today's hearing . They are directed to submit hazira and authorization letter. Complainant submitted before the Authority that apart from the problem of non availability of the drinking water and the charges for electric consumption levied from the complainant by the respondent, other matters reflected in his complaint made and form M before this Authority was promised by the respondent during the execution of agreement for sale between him and the respondent, none of the issues highlighted in his complaint form M is being provided by the respondent. He also drew the attention of the Authority regarding absence of security and provision of cctv in the complex Zircon Tower 1 where he stays with his family in 4th floor .He mentioned that due to ongoing construction on the 10th floor of the same tower, lot of workers associated with the construction are using the lift and making their stay difficult and chaotic. The Ld' Advocate representing the respondent submitted that though he is in possession of form M from the complainant he needs further time to make his submission after receipt of the notarized Affidavit from the and all the documents from the complainant. Further the learner advocate denied the submission made by the compliment and the issues raised by him during today's hearing .He also submitted that the instant project is registered under erstwhile WBHIRA. After hearing the Respondent and the nature of the complaint filed by the complainant, the Authority is 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:-	

The Complainant is directed to submit his 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 in Form 'M' and send the Affidavit (in original) to the Authority supported by the relevant photographs, serving a copy of the same to the Respondent, both in hard and scan copies, within **1 (one) week** from the date of receipt of this order through email.

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, certified documents regarding erstwhile WBHIRA /WBRERA Registration Certificate , annexing therewith notary attested/self-attested supporting documents including occupancy certificate/ completion certificate received from the Sanctioning Authority, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within **1 (one) week** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Next date of hearing to be fixed after **4(four) weeks** from this date.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority