

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

Complaint No. WBRERA/COM001294 -CP

Laltu Dey..... Complainant.

Vs.

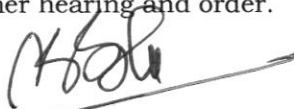
BHUTORIA CONSTRUCTION PRIVATE LIMITED. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 17.06.2025	The Complainant, Laltu Dey appeared online at the time of hearing of the instant Complaint. He is requested to submit hazira physically or online which should be kept in record. The Respondent, Bhutoria Construction Private Limited is represented by the Learned Advocate Arcoh Chatterjee who appeared online at the time of hearing to file Hazira and Vakalatnama online which will be kept in record. Today is the admission hearing of the instant Complaint. The Complainant submitted that he booked a flat under the Respondent/Developer in the year 2019 wherein it was mentioned that the flat will be delivered in September, 2021. The flat was not delivered in time and the said flat was delivered on October, 2024. The complainant wanted to know the time of delivery by e-mails and personal calls but no response came from the Respondent. The complainant purchased the Flat from taking loan so he has to pay interest against the disbursed loan and also he has to pay rent for the aforesaid period of delayed possession for his rented accomodation. The Complainant has also mentioned about various issues against the Respondent including unable to install electric meter from Govt department/ WBSEDCL and problem with the availability of the potable/drinking water. The main issue raised by the Complainant to have compensation for delay delivery harassment and rent paid by him. The Complainant also prayed for the early disposal of the instant Complaint. The Learned Advocate stated that he will respond after receiving the original Affidavit from the Complainant regarding his complaint. After hearing 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	

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 **Form '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 **7 (seven) days** from the date of receipt of this order of the Authority by email.

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 including the Registration certificate issued from the erstwhile WBHIRA/WBRERA self attested ,confirming compliance of the Section 3 of the RERA Act 2016, 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 **7 (seven) days** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **4 (four) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority