

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

Complaint No.WBRERA/COM000673

Joyvielle Shapoorji Housing Private Limited..... Complainant.

Vs.

Saroj Nayak..... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
05 <u>27.01.2026</u>	<p>The Complainant, Joyvielle Shapoorji Housing Private Limited represented by the Learned Advocate, Rami Das Chatterjee, who appeared online. She is directed to submit hazira physically or online which should be kept in record.</p> <p>The Respondent, Saroj Nayak represented by the Learned Advocate, Angshunath Chakraborty, who appeared online at the time of hearing. He is requested to submit hazira which should be kept in record.</p> <p>The Learned Advocate for the Respondent stated that vide Order No. 4 dated 11.11.2025 the Respondent was directed to make full payment of the balance consideration money along with the due interest from 1st April, 2022 and to deliver the relevant papers of registration of the Conveyance Deed and to take possession of the flat within 30 days. He stated that the amount due has been calculated by the Complainant wrongly as Rs.48,87,786.63 which has been mentioned in the Affidavit dated 04.12.2025 and therein the rate of GST, rate of interest with amount and Other charges have not been clarified.</p> <p>The Learned Advocate for the Complainant stated that the Flat is ready for delivery of possession and the Respondent is not taking possession by making full payment as the demand raised by the Complainant.</p> <p>Heard both the parties in details.</p> <p>After hearing both the Parties, the Authority is pleased to give the following directions:-</p> <p>a) The Complainant is hereby given an opportunity to submit the total dues from the Respondent with full details as submitted at the time hearing and send the same to the Authority serving a copy to the Respondent both in hard and soft copies within 1(one) week after receiving the instant order through email; and</p>	

b) The Respondent is hereby directed to file Affidavit, if any, in response to the affidavit filed by the Complainant within **1 (one) week** after receiving the same from the date of receipt of the instant order by email; and

c) Both parties are hereby directed to comply with the direction of the Authority issued upon them vide last order no 4 dated 11/11/2025 and report compliance accordingly.

Fix after **6 (six) weeks** from date for next hearing and order.



(JAYANTA KR. BASU)
Chairperson

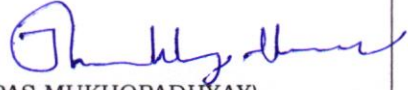
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority