

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

Complaint No. WBRERA/COM 001083

PS Vinayak Heights LLP Complainant

Vs

Devjyoti Patnaik Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 27.08.2025	Miss Moumita Kumar(email:- moumitak@psgroup.in), being the Legal Representative of the Complaint is present in today's hearing through online mode by filing hazira through email. Respondent is absent in the hearing, without any intimation, despite due service of the hearing notice through email. Complainant submitted that Respondent allottee has booked a Flat, unit no. 2-6C in the Project "VAANYA" dated 25.01.2023, where the Respondent allottee paid a sum of Rs. 83,74,904/- till date (including GST) out of total cost of the unit amounting to Rs. 3,98,24,304/- . Complainant further submitted that the allottee is a constant defaulter in spite of repeated reminders to him. The termination letter was issued by the Complainant upon the Respondent on 15.06.2024. Complainant sought for following reliefs:- - Forfeit the booking amount along with the accrued interest as earnest deposit towards the allotment. - Taxes and applicable charges accrued. - Order for cancellation of the registered Agreement. 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 supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 15 (fifteen) days from the date of receipt of this order of the Authority by email. Complainant is also directed to submit Affidavit of service of today's notice	

and also the Affidavit to be sent to the Respondent before this Authority through email and the original of service on the next date of hearing.

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 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 soft copies, within **15 (fifteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix after **6(six) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority