

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

Complaint No. WBRERA/COM (Physical) 000325

Nipendranath Choudhury Complainant

Vs

M/S. SB Construction Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 18.03.2026	<p>Advocate Kiron Sk (mob:- 7047619989, email:- kironsk02012@gmail.com) is present in today's hearing on behalf of the Complainant through online mode by filing vakalatnama and signing the attendance sheet.</p> <p>Advocate Debarshi Das is present in today's hearing on behalf of the Respondent Company through online mode. He is directed to submit his hazira and vakalatnama immediately after today's hearing.</p> <p>Heard both the parties in detail.</p> <p>The Complainant stated that he along with his family is the lawful owner of the premises situated at Dag No. 389, Khatian No. 125, 621 and 625, Mouja-Bediapara, J.L. No. 17, Rs. No.7, Touzi No. 1298/2833, Municipality Holding No. 398, R.N. Tagore Road, Ps. Dumdum under South Dumdum Municipality, District North 24 Parganas, West Bengal, Measuring Approx. 3 cottahs. A property originally belonged to his late father, Chittaranjan Choudhury, who purchased the same through a registered Deed of Sale dated 21.05.1986 and upon his demise in January, 1987 the property revolved upon his legal heirs including the Complainant. The Complainant entered into a registered Agreement, dated 24.01.2020 with the Respondent for re-developing the property as per duly sanctioned Municipal Building Plan. As per the condition of the Development Agreement the Respondent was to complete the construction within 24(twenty-four) months. However, despite the passage of more than 5(five) years, the Respondent has failed to initiate any construction work. From reliable sources the Complainant was informed that the Respondent Developers did not even take steps to obtain the necessary sanctioned building plan from the south dumdum Municipality.</p> <p>Complainant prays for relief of returning his land by the Respondent Developer.</p> <p>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</p>	

following directions: -

- A. The Complainant shall submit her total submission regarding the 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.
- B. The Respondent shall 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 same (in original) to the Authority serving a copy 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)

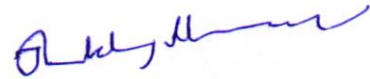
Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority