

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

Complaint No. WBRERA/COM001380-C.P.

Karabi Saha. Complainant.

Vs.

Sandip Sen.... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 15.07.2025	The Complainant, Karabi Saha appeared physically along with her husband, Shantanu Rakshit at the time hearing today. They have submitted attendance which should be kept in record. The Respondent, Sandip Sen is absent at the time hearing although he was well informed. He has sent a mail on 15.7.2025 at 12.00 p.m. that he is unable to attend the hearing physically and he do not know how to attend the online hearing. Today is the Admission hearing. The Complainant stated that in July, 2018 the Complainant paid Rs.7.5 lakh to the Respondent and booked a Flat measuring about 1000 sq. feet alongwitha Car Parking area of 120 Sq. Feet on the 2nd Floor South West Side at 60/14/1A, Gouri Bari Lane, Kolkata – 700 004 with a maximum period of 36 months from 09.08.2018. The Respondent acknowledged the money receipt. The Complainant stated that no plan has been sanctioned for the concerned authority and no construction work has been started. The Complainant met the Respondent in order to know the latest position of the project and when the said flat will be deliver to her then the Respondent demanded for more money and threatened the Complainant. The Complainant prayed for refund of money along with interest as per law or delivery of Flat as early as possible. The complainant prayed for refund of Rs.11,00,000/- along with interest as per the provision of the RE(R&D) Act, 2016. After hearing both the parties, 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 her total submission regarding the Complaint Petition on a Notarized Affidavit mentioning details of complaint and	

the reliefs sought for annexing therewith notary attested /self-attested copy of supporting documents and a signed copy of the Complaint Petition Form 'M' and the relevant documents relating to the pending cases in other Courts relating to the property in question 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 **1 (one) week** from the date of receipt of this order of the Authority by email.

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested copy of 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 scan 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. The Respondent is directed to show cause in the Affidavit as to why Section 63 of the RE(R&D) Act, 2016 should not invoked against him for not complying with the direction of this Authority by not appearing before this Authority at the time of hearing of the instant Complaint although he was well informed.

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



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority