

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

Complaint No. WBRERA/COM (physical) 000240

Manas Biswas Complainant

Vs

Siddhivinayak Realcon LLP Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 21.07.2025	Complainant is present in today's hearing through online mode. Sushmita Karmakar (email id:- frontdesk@jaivinayakgroup.com), being the Authorized Representative of the Respondent Company is present in the hearing through online mode. Heard both the parties in detail. As per the Complainant, he booked a flat in the project, "Vinayak Golden Acres" in Konnagar, Hooghly, developed by the Respondent on February, 2022. As per HIRA Registration the project completion date was 31.12.2023 but four in blocks i.e. 1A, 1B, 2A and 2B, construction continued on 2024 and are even continuing as on the date of complaint. Though agreed to fix grills and aluminum windows with glass, no grill has been attached to the windows of the Complainant and also for other's flats. Apart from it several defects have occurred in toilet, walls, roofs etc., though huge amount of GST money has been paid by the Complainant no GST bill has been provided to him in spite of requests, GST bill not given on legal charges bill, Completion Certificate has not yet been given. In spite of continuation of construction work in the project even today, they are demanding maintenance charges for the months of January, February, March, 2025. The Complainant prays for relief of compensation for harassment, non-fixing of grill in windows and proper repairing and maintenance of different parts of the flats, taking action against the Respondent for not providing GST bill and also for not giving Occupation Certificate. After hearing both the parties, the Authority is pleased to give the following directions: - The Complainant is directed to submit his total submission regarding his 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 21 (twenty-one) 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 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 **21 (twenty-one)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **09.12.2025** for further hearing and order.



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority