

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

Complaint No. WBRERA/COM (physical) 000244

Baishakhi Sarkar Complainant

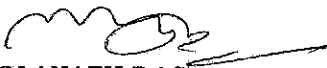
Vs

Rudradeep Saha Roy Respondent 1

Subhash Bhattacharji Respondent 2

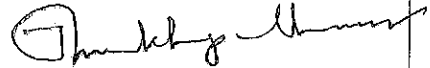
Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 21.07.2025	Shri. Madhusudan Sarkar is present on behalf of the Complainant (mobile no:-8001118100 and email id:- baishakhirinku8@gmail.com)in today's hearing physically filling Authorization and signing the Attendance Sheet. Respondent is absent in the hearing, despite due service of the hearing notice through email. Heard the Complainant in detail. As per the Complainant, the Respondent has taken up a residential building project named, "Akashdeep Apartment" at 307 Bibekananda Road, new barackpore-700131, which is situated just beside the land of the Complainant. Though the plan for the building has been sanctioned by New Barackpore Municipality, the Respondent has violated the municipal rules, without leaving any vacant space at west site of the project land as per rule and also they have illegally occupied part of the land of the Complainant. Moreover, the Respondent did not comply the provision of RERA Act and Rules as they have not taken registration from WBRERA. The Complainant prays for the relief of inspection and dismantling of the illegal portion of the construction made by the Respondent and for initiation action against the Respondent for non-compliance of RERA provisions. After hearing the Complainant, the Authority is of the opinion that the reliefs prayed by the Complainant in respect of inspection and dismantling.of the illegal portion of the construction does not fall under the purview of this Authority as per provision of Real Estate (Regulation and Development) Act,2016. Hence, this Complaint petition is hereby dismissed. However, separate proceedings is being initiated against the Respondent promoter as per provision of section 3 regarding registration of the project undertaken by them. The Secretary of WBRERA is requested to start proceedings	

for necessary actions in this regard.


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority