

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

Complaint No. WBRERA/COM (physical) 000245

Bilash Chandra Halder and Dipti Halder Complainant

Vs

Subhash Sarkar Respondent 1

Ratna Sarkar Respondent 2

Hiland Projects Limited Respondent 3

Anubhab Sarkar Respondent 4

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 21.07.2025	Advocate Tapas Kumar Manna (mobile no:- 9831077382 and email:- tmanna67@gmail.com) is present in the hearing on behalf of the Complainant through online mode. Respondent is absent in the hearing, despite due service of the hearing notice through email. Heard the Complainant in detail. As per the Complainant, they booked a duplex house/units covering super built-up area of 1149 Sq feet on the piece and parcel of land measuring about 1.41 cottah in the project developed by the Respondent on 20th April, 2021 and executed Agreement for Sale. The Complainant paid Rs. 14,79,152/- against total consideration of Rs. 36,95,819/- including GST. As per Agreement for Sale a stipulated date for handing over possession of the property was within 30.09.2023 but the Respondent constructed only RCC roof casting of the ground floor without constructing any walls and other works and left it abandoned allowing growing plants and grasses resulting the place becoming a jungle. The Complainants prays for relief of refund of the amount invested by them including interest as per provision of RERA Act. The Complainant also prayed for compensation of RS. 5,00,000/- for mental harassment and overall for destroying the Complainant's dream to stay their last life in Bolpur, the Esteemed place of Rabindranath Tagore. 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: -

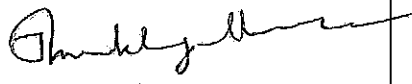
The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within **3 (three)** weeks 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 **3 (three)** weeks from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **10.12.2025** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority