

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

Complaint No. WBRERA/COM 000126

Surmit De Complainant

Vs

Ideal Real Estates Private Limited.....Respondent 1


Argent Infrabuild Private LimitedRespondent 2

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
08 19.03.2026	<p>Complainant along with Advocate Sourish Roy (mobile no:- 8420040563 and email id:- roysourish@gmail.com) is present in the hearing today through online mode and physically respectively by filing vakalatnama and signing the attendance sheet.</p> <p>No one is present on behalf of Respondent No.1&2 in today's hearing, despite due service of hearing notice through email.</p> <p>Heard the Complainant in detail.</p> <p>Complainant stated that they have not received any Affidavit from the Respondent No.2. he further stated that Respondent has not taken any initiative for handing over the Flat to the Complainant including execution of Deed of Conveyance as per Authority order dated 05.06.2025.</p> <p>Now, after hearing and going through the Affidavit and other documents, the Authority observes that Complainant has paid the entire amount of Rs. 54,40,543/- towards consideration value of the flat booked by him. The flat was scheduled to be handed over by April, 2018. But till to date Respondent has neither executed the Deed of Conveyance nor handed over the possession of the flat to the Complainant. Even not complying the specific directions of the Authority for the same vide the last Authority order.</p> <p>As such, the Authority is hereby pleased to give the following orders:-</p> <p>A. The Respondent shall positively arrange for execution of Deed of Conveyance in favour of the Complainant followed by handing over possession of the flat booked by the Complainant within a period of 60(sixty) days from the date of receiving this order through email.</p> <p>B. As per provision of Section 18 of Real estate (Regulation and Development) Act, 2016 the Respondent shall also pay interest to the Complainant for every month of delay till the handing over of possession</p>	

of flat to the Complainant at the rate of SBI PLR plus 2% on the principal amount invested by the Complainant from the date of payment of the same by the Complainant to the Respondent.

With this the instant complaint matter is hereby disposed of.

Let copy of this order be served to both the parties immediately.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority