

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

Complaint No. WBRERA/COM001417

Probal Sircar Complainant.

Vs.

Ideal Real Estates Pvt. Ltd. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 27.08.2025	The Complainant, Probal Sircar is physically present along with his wife Subrota Sircar in the instant hearing today. He has filed hazira which should be kept in record. The Respondent, Ideal Real Estates Pvt. Ltd is not represented by any one either online or physically in the instant hearing. The complainant submitted that he along with his wife Subrota Sircar are the buyers of Flat 10A, EGRET, along with a car parking space at Ideal Aquaview located at Mahishbathan, New Town, Kolkata. The Complainant stated though many home buyers have got possession of their flats the Complainant has not given possession although they have made the payment of the final installment for the Total Purchase Amount of Rs.72,41,248/- on November 23, 2016. The date of possession committed by the Respondent was in 2017 but till date they have not had the possession of the flat. They made repeated visits to the office of the Respondent to know when the flat will be delivered but no fruitful result has come out. The Complainant has made several Whatsapp messages, emails and several phone calls to find out when the possession of the flat will be delivered as per the agreement. After visit on March, 2025 the Complainant found only the Main door has been installed and some partial floor tiles have been put. Except for the main door the said flat is incomplete in all aspects. Pending works like 1) Remaining floor tiles, 2) Kitchen and bathroom wall tiles 3) Plumbing 4) Sanitary fittings 5) Electrical wiring and connections 6) Window grills and shutters 7) Air conditioners etc are not done yet. The complainant stated that they are both senior citizens and retired from work. They depend on the interest of FDs for daily and medical expenses. As the possession of the flat has not been delivered the Complainant along with his wife live in a rented accommodation and they have to pay rent. The Complainant stated that his wife, Subrota Sircar be added as Complainant No. 2 in the instant Complaint. The Complainant prayed for the following reliefs :- 1) 100% Completion of flat as per signed agreement along with the car parking space; 2) Completion of the Registration and official handover; 3) Compensation for the delay from January, 2018 till the handover of the 100%	

completed flat as per sign Agreement; 4) Compensation for the cost difference of the Registration cost misses as part of WB Government stimulus package.

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 the Complaint Petition on a Notarized Affidavit annexing therewith notary attested /self-attested supporting documents and a signed copy of the Complaint Petition in form M 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 **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 supporting documents, if any, and enclose the self-attested Registration Certificate issued from the erstwhile WBHIRA/WBRERA send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and soft 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.

It is further directed that Subrota Sircar, Wife of Probal Sircar being the co-purchaser will be added as Complainant No. 2 in the instant Complaint.

The next date of hearing is **3 (three) weeks** from date.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority