

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

Complaint No.WBRERA/COM001001

Debojit Brahma..... Complainant

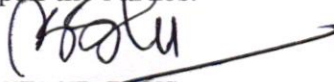
Vs.

1. JoyvilleShaporji Housing Private Limited,
2. K. W. L. C. Private Limited.... Respondents.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
06 23.03.2026	<p>Complainant, Debojit Brahma along with the Learned Advocates, Nandini Sharma, and Mr. Asim Hati, is physically present in today's hearing. They have filed hazira which should be kept in record.</p> <p>The Respondent No.1, Joyville Shaporji Housing Private Limited, represented by the Learned Advocate, Kuldip Mallik, Meghna Dhur and Suman Mazumder, who were physically present at the time of hearing by filing hazira which should be kept in record.</p> <p>The Respondent No. 2, K.W.I. C. Pvt. Ltd., represented by the Learned Advocate Jayita Prasad appeared online at the time of hearing and filing hazira and submitted Board Resolution authorising her to represent respondent no 2 in the instant complaint hearing through email.</p> <p>Heard both the parties in details.</p> <p>The Authority is pleased to observe complainant representing the association of allottees as indicated in his enclosure marked "JOYVILLE SUMMIT A/B(B6/B7) ASSOCIATION OF APARTMENT OWNERS" vide page no 197 of his affidavit dated 20/02/2025 includes only 16 homebuyers authorizing the complainant on behalf of the said "JOYVILLE SUMMIT A/B(B6/B7) ASSOCIATION OF APARTMENT OWNERS" though he clarified that the total number of home buyers are 240 as members in the said Association of the Apartment Owners, also the said Authorization letter as referred in the enclosure vide page no 197 of his affidavit dated 20/02/2025 does not mention the Sanction details and date of the formation of the Association of the Apartment Owners. The Ld' Advocate for the complainant could not explain instant complaint filed by the complainant abided with section 31 of the RE (R&D) Act 2016 and WBRERA Rules 2021 and prayed for submitting an supplementary affidavit in this regard to redress the lacunae.</p> <p>The Ld' Advocate for respondent no 1 raised objection to this effect and questioned the maintainability of the instant complaint.</p>	

After hearing both parties, the Authority is pleased to dismiss the instant complaint giving liberty to the complainant to file the complaint afresh as mandated under the RE (R&D) Act 2016 and WBRERA Rules 2021.

Let the order be served upon the Parties.



(JAYANTA ~~K.~~ BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority