

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

Complaint No.WBRERA/COM 001486

Sunil Kumar Mondal ..... Complainant

Vs.

Planet Real Estate Private Limited & Others ..... Respondent 1

Sitapada Mondal & His Legal Heirs ..... Respondent 2

Sl. Number and date of order	Order and signature of the Officer	Note of action taken on order
01 <u>28.01.2026</u>	<p>Mr. Swarajit Mondal (mob: 9036784527, email: <a href="mailto:sunil.self660@gmail.com">sunil.self660@gmail.com</a>), son of the Complainant is present in the hearing physically by filing Authorization and signing the attendance sheet.</p> <p>Respondent is absent in today's hearing, without any prior intimation, despite due service of hearing notice through email.</p> <p>Heard the Complainant in detail.</p> <p>As per the Complainant, he booked a plot of land on the project developed by Respondent No.1 and the land previously owned by the Respondent No.2. An Agreement for Sale was executed on 16.08.2018. The Complainant paid advance payment of Rs. 15,00,000/- to the Respondent. But the plot of land was later found has acquired land under WBHITCO. On being complaint lodged with Police Authority the Respondent No. 2 refunded the advance money to the Complainant on 06.06.2025.</p> <p>The Complainant now prays for monetary compensation for unfair trade practice, breach of contract, loss of opportunities, loss of interest of advance money, mental harassment etc.</p> <p>After hearing, the Authority is pleased to dismiss the instant matter on the ground that the matter relating to compensation as prayed by the Complainant falls under the jurisdiction of Adjudicating Officer under WBRERA, for which, the Complainant is to lodge fresh complaint on Form-N through the portal of the Authority.</p>	

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