

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

Complaint No.WBRERA/COM001489

Kuntal Das..... Complainant.

Vs.

M/s Sov Enterprise..... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 28.01.2026	<p>The Complainant, Kuntal Das( Phone No. 8013362173 Email ID <a href="mailto:kuntald1510@gmail.com">kuntald1510@gmail.com</a>) appeared physically at the time of instant hearing. By filing hazirawhich shall be kept in record.</p> <p>The Respondents, M/s Sov Enterprise, is absent in today's hearing although due notice was served.</p> <p>The complainant submitted that he entered into an Agreement for Sale on 11<sup>th</sup> March, 2025 and the said Agreement was unregistered in order to purchase a flat being No. 3A, South side ( Top Floor) of the residential building in the name of Sayantika Apartment, at Borai Bhattacharjee Para of Garia, Kolkata 700154. He paid the booking amount of Rs. 4,00,000/- in the month of February and March, 2025. The Complainant stated that he visited the project and noticed that the project is totally stopped and the Complainant was also in financial stringency so he requested the Respondent to refund his booking amount. The Respondent only paid a refund of Rs.1,50,000/- out of Rs.4,00,000/-. The Complainant sent the requested letter to the Respondent through speed post as on 17/04/2025 and the Respondent has received the same on 19/04/2025 but has not refunded the money and made no response.</p> <p>The Complainant prayed for refund of money as soon as possible.</p> <p>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:-</p> <p>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 'M' Form 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 <b>10 (ten) days</b> from the date of receipt of this order of the Authority by email.</p>	

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 send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within **10 (ten) days** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. The Respondent is also directed to produce the Registration Certificate if the project is registered with the erstwhile WBHIRA or WBRERA along with his Affidavit.

The next date of hearing is **4 (four) weeks** from date.



(JAYANTA KR. BASU)  
Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority