

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

Complaint No. WBRERA/COM001293-CP

GOPA IYER..... Complainant.

Vs.

BHUTORIA CONSTRUCTION PRIVATE LIMITED.. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 16.06.2025	The Complainant, Gopa Iyer appeared online at the time of hearing of the instant Complaint. She has submitted hazira and Attendance which shall be kept in record. She has authorized her husband, S Kumar Iyer for making submission on behalf of the complainant, his wife during the hearing on her behalf. He submitted that his wife is suffering from illness and accordingly the complainant was directed to submit power of authorization to her husband, S Kumar Iyer mentioning the reasons thereof. The Respondent, Bhutoria Construction Private Limited is represented by Deepen Mukherjee, Authorized Representative and the Learned Advocate Arcoh Chatterjee by appearing online at the time of hearing and they are requested to submit Authorization letter, Hazira and Vakalatnama online or physically which will be kept in record. Today is the admission hearing of the instant Complaint. The Complainant submitted that the Respondent is charging excess charge for electricity which is much higher than WBSEDCL at the rate of Rs. 9.00/- per unit electricity consumed and the quality of water is very poor for which the utensils are getting rust and the water is unusable and unsafe for drinking . The Learned Advocate appearing on behalf of the Respondent stated that the charge for electricity was admitted by the complainant earlier at the time of execution of the conveyance deed with his client and about the water issue the complain is baseless for which the Respondent is not responsible. The Learned Advocate raised the question of maintainability of the instant complaint by the husband of the Complainant as he is not authorized at all to represent the complainant. The Complainant has been granted liberty to send an Authorization Letter on behalf of her husband for appearing in the instant complaint. 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 her total submission regarding her Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested copy of 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 scan 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 their Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested copy of supporting documents, including the Registration certificate issued by the erstwhile WBHIRA/WBREERA, if not submit reasons thereof, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and scan 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.

Fix **4 (four) weeks** for further hearing and order.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority