

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 000859

Uddalak Biswas and Tanudeepa Biswas

..... Complainants

Vs.

Zodino OmniChannel Merchandise Private Limited..... Respondent

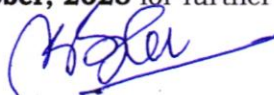
| Sl. Number<br>and date of<br>order | Order and signature of the Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Note of<br>action<br>taken on<br>order |
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| 03<br>18.09.2025                   | <p>Complainant is physically present in the hearing filing hazira.</p> <p>Respondent is absent in the hearing despite due service of hearing notice to the Respondent be kept on record.</p> <p>Let the track record of due service of hearing notice to the Respondent be kept on record.</p> <p>The complainant has submitted notarized affidavit as directed upon them by this Authority vide order number 2 dated 9<sup>th</sup> June 2025 received by the Authority on 30<sup>th</sup> June 2025. The complainant also confirmed that he has send copy of his affidavit to the respondent both in hard copy by post and soft copy by mail. The complainant submitted that the agreement for sale was executed between him and by Mr Shantanu Das on behalf of the respondent on 30<sup>th</sup> September 2021. The complainant also stated that a meeting was held on 25<sup>th</sup> September 2024 at Plot 47 a Dreamland ,Panchasayer, West Bengal 700094 at the residence of Dr Prakash C Roy one of the intending purchaser between the complainant and other intending purchaser with Mr Mrinal Kumar Dey and Rabindra Nath Das on behalf of the respondent. The complainant further stated the project is registered with the erstwhile WBHIRA and the registration number of the project is HIRA/ A / KOL/2020/000398. The said registration however from record relates to the agent registration whereby Mr Mrinal Kumar De, Shantanu Das and Rabindra nath Das were registered as agents against the said Company referred here as the respondent.</p> <p>After hearing the complainant the Authority is pleased to direct-</p> <p>A). Mrinal Kumar De, Shantanu Das and Rabindra Nath Das be included as respondents 2, 3 and 4 in the instant Complaint and remain physically on the next date of hearing;</p> <p>B). The respondents are further directed to show cause why penalty under</p> |                                        |

Section 63 and 67 of the RE(R&D) Act 2016 shall not be invoked against them for wilful non compliance of the Authority's order.

C). The respondents are once again given an opportunity and issued direction to immediately comply with the order number 2 dated 9<sup>th</sup> June 2025 and submit affidavit in opposition before this Authority and to the complainant within **two weeks** of the receipt of this order;

D). The complainant is directed to submit affidavit of service and also service of notice to the respondents on the next date of hearing.

Fix next date on **16<sup>th</sup> October, 2025** for further hearing and order.



(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