

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

Complaint No.WBRERA/COM000969

Rupendra Singh Rawat..... Complainant

Vs.

Smart Vanijya Private Limited..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 11.06.2025	Complainant is present in the hearing through online mode. He is directed to file hazira through email/post. Respondent is represented by their authorized representative, Sh. Santanu Paul physically present in the hearing. He submitted his hazira and authorization letter. The complainant submitted that he filed the complaint against the respondent before this Authority to draw the attention of the wrong dealings of the respondent forcing homebuyers like him to mention wrong dates in various deeds and agreements executed between them. Respondent's representative submitted that he has noted that complaint of the complainant and admitted that this client would be briefed accordingly to ensure that such instances are avoided by the Sales representative on behalf of his client. After hearing both the Complainant and the Respondent, 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 his total submission regarding his 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 through email.	

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, enclosing documents regarding erstwhile WBHIRA/WBRERA Registration Certificate if any, 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 **1 (one) week** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Next date of hearing fixed on **4(four) weeks** from this date.



(JAYANTA KR. BASU)
Chairperson
West Bengal Real Estate Regulatory Authority