

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

Complaint No. WBRERA/COM 000544

Shankar Dayal Singh Complainant

Vs

Sugam Diamond Abasan LLPRespondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
04 18.09.2025	Complainant along with his advocate Mr. Binoy Kumar Thakur is present in today's hearing physically and signed the attendance sheet. Sandip Mukherjee, Authorized Representative of the Respondent along with Advocate Shashwat Nayak, Advocate Suddhasatva Banerjee, Advocate Rituparna Chatterjee and Advocate Meghna Yadav are present in the today's hearing physically and signed the attendance sheet. The Authority vide their order dated 19.03.2025 directed Kolkata Municipal Corporation, being the plan sanctioning Authority of the Project to inspect the apartment allotted to the Complainant and give a report adherence of the sanctioned plan in construction of the said apartment and also to mention their views regarding installation of any pipelines through the open terrace of the Complainant and construction of any wall in deviation to the sanction plan, thereby obstructing the viewing of the Complainant and after the inspection to submit a report to the Authority. Now, in compliance to the order, Kolkata Municipal Corporation has submitted a report to the Authority vide No.CAD/29/Bldg/BrXIII/2025-26 dated 28.06.2025. In the said report it has been stated - "From departmental available records it is found that a block wise completion certificate has already been issued to the project (Sugam Mourya, Phase-I) having the mentioned flat. Further receiving the order, a departmental inspection was carried out at the mentioned flat. From this inspection it has been revealed that the condition of flat till now is in accordance with the given drop-wise CC plan regarding installation of any pipelines through the open terrace and construction of any wall, obstructing the view outside in deviation to sanction plan could not be observed at the time of inspection." Heard both the parties in detail. The Complainant stated that he is not satisfied with the report of the KMC and the Respondent has not complied with the promises made by them through their brochures etc. But the Complainant could not substantiate his claim through	

any documents.

The Respondent stated that they had followed all obligations as per Agreement for Sale and the building plan sanctioned by the competent Authority.

The report received from the KMC is hereby accepted by the Authority.

After hearing both the parties and going through the available documents, the Authority is hereby accepting the report submitted by Kolkata Municipal Corporation regarding the flat of the Complainant and the Authority is of the opinion that there is no violation by the Respondent as evident on the report of the plan sanctioning Authority i.e. KMC. So the allegation made in the complaint petition in this respect is hereby rejected.

Now, the Authority is hereby pleased to give the following directions:-

- A. The Complainant shall pay to the Respondent the balance consideration amount, if any, as per provision of the Agreement for Sale within **30(thirty) days** from the date of receiving this order through email.
- B. The Respondent shall hand over the possession of the flat along with car parking, booked by the Complainant including Execution of Deed of Conveyance within **60(sixty) days** after realization of balance consideration amount, if any, from the Complainant as per provision of Agreement for Sale.

With this direction, the instant complaint matter is hereby disposed of.

Let copy of this order be served to both the parties immediately.



(JAYANTA KR. BASU)

Chairperson

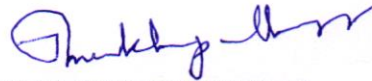
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority