

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

Complaint No. WBRERA/COM 001188

Chandan Roy and Susmita Roy Complainant

Vs

BRL Estate LLPRespondent

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 today's hearing physically and signed the Attendance Sheet. Mr. Subhasis Das, Marketing Manager and Authorized Representative of the Respondent Promoter Company, is present in today's hearing physically filing Authorization and signed the Attendance Sheet. The Complainant submitted his Affidavit as per order of this Authority dated 27.02.2025 which has been received by this Authority on 06.03.2025. Respondent also submitted Affidavit in response to affidavit of the Complainant which has been received by this Authority on 04.04.2025. Heard both the parties in detail. Respondent stated that the flat is ready for giving possession to the Complainant and Complainant may take possession of the said flat at any time, after clearing all dues. Complainant stated that he is also ready to take possession of the flat but as the date of possession was 31.12.2021 as per Agreement for Sale, he will not take possession without interest due to delay in possession beyond the stipulated date as per Agreement for Sale. The Complainant also stated that the Respondent company in his Affidavit falsely brought some allegations against the Complainant regarding unauthorized structural modification of the flat in question. After hearing, and going through the Affidavit of the Respondent the Authority is of opinion that the Respondent Company intentionally failed to cover the point of details regarding registration of the project under erstwhile WBHIRA and again under WBRERA. The Authority expressed their dissatisfaction over such intentional violation by the Respondent. The Authority is hereby pleased to give the following directions:- A. The Complainant shall submit a parawise reply/rejoinder against the Affidavit of the Respondent through a notarized Affidavit, sending	

original to the authority, serving copy to the Respondent both in hard and in soft versions within **15 days** from the date of receiving this order by speed post or by email whichever is earlier.

- B. The Respondent shall submit a notarized Affidavit in response to the allegations made by the Complainant regarding the registration of the project taken by them under erstwhile WBHIRA and also under WBRERA, stating clearly the details of buildings registered under both the Authority within **15 days** from the date of receiving this order by speed post or by email whichever is earlier..

Fix **18.11.2025** for further hearing and order.

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


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority