

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

Complaint No. WBRERA/COM 001192

Ashad Ali Complainant

Vs

Sun Conclave Private LimitedRespondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 11.06.2025	Complainant (mobile no:- 8080137008 email:- aliashad67@yahoo.com, aliashad1987@gmail.com) is present in today's hearing physically and signed the Attendance Sheet. Smt. Laxmi Biswas (email:- laxmi.biswas@simoco.net), being Authorized Representative of the Respondent Company is present in today's hearing through online mode. Heard both the parties in detail. As per the Complainant he booked a flat in Sanhita project of the Respondent entering into an agreement on 02.02.2018 according to which the flat was to be delivered within 36 months with an additional grace period of 6 months from the date of the Agreement but he has not yet received the possession of the flat though he has paid around Rs. 17,00000/- (seventeen lakhs only) through his own contribution as well as through bank loan. The Complainant prayed for relief of refund of his invested money along with interest as per provision of RERA Act. The Respondent stated that they shall refund the principal and interest amount to the Complainant, as the project has not been completed. They prayed to pay the same in installments due to their financial crunches. After hearing both the parties, 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 their Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 15 (fifteen) days 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 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 **15 (fifteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

The Complainant shall submit a rejoinder/reply to the Affidavit of the Respondent, if any, on a notarized Affidavit within **10(ten) days** from the date of receiving the Affidavit of the Respondent by speed post or by email whichever is earlier.

Fix **11.08.2025** for further hearing and order.

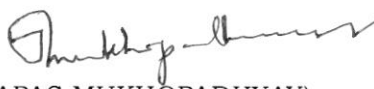
Let copy of this order be served to both the parties immediately.



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority