

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

Complaint No.WBRERA/COM000999

Bengal Ambuja Housing Development Ltd..... Complainant

Vs.

Imran Ali Molla..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
04 27.03.2026	<p>Complainant represented by Mr. Rakesh Ranjan, AVP, Legal (Mobile No:- 9903192002) along with Mr. Piyush Singhania, GM-CRM and Ms. MoumitaKundu, Sr. Manager Legal (Mobile no:- 9903844131 and email Id: moumita.kundu@ambujaneotia.com) are physically present in the hearing, signing the attendance sheet.</p> <p>Respondent is absent even in today's hearing in the hearing despite due service of hearing notice to the Respondent through email.</p> <p>Heard the complainant in details</p> <p>The Complainant stated that they have not received any amount from the Respondent in spite of specific direction in the order 01.12.2025. The Complainant prayed for relief of his claim as submitted in the original complaint duly affirmed by submission of notarized affidavit in support of it.</p> <p>After today's hearing and going through the documents the Authority observed that the Respondent could not make payment as per agreement for sale. As such this is a clear case of default as per terms of agreement for sale as well as provisions of the Act.</p> <p>As such the Authority is pleased to give the following directions:-</p> <ol style="list-style-type: none">1. The Complainant is allowed to cancel the record of allotment of unit no.ESBT5C0712.2. Complainant is allowed to refund the amount paid by the Respondent allottee (i.e. 19, 13,204) with forfeiture of booking amount and the interest liabilities, amounting to Rs. 11, 01,913 and thereby refunding a net amount of Rs. 8, 11,291 to the Complainant.3. The complainant is allowed to sign, execute and register a unilateral deed of cancellation of the earlier registered agreement for sale before the concerned Registering Authority.4. The additional Register of Assurances- IV, Kolkata shall register unilaterally the deed of cancellation submitted by the complainant as per direction given in serial no. (3).5. The complainant is allowed to re-allot the office space/unit to any	

With this the instant matter is hereby disposed of.

Let this order be served to both the parties immediately through email.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority