

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

Complaint No. WBRERA/COM 001397

Rupak Basu Complainant

Vs

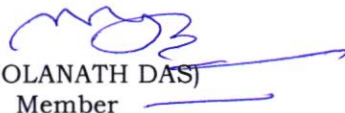
MS. Iftesham Seikh, The Director, OAS Realty Pvt. Ltd Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 24.09.2025	Complainant along with his Advocate Protim Chakraborty (mobile no:- 9204569959 & email:- protimkumar727@gmail.com) is present in today's hearing physically and signed the attendance sheet. Advocate Rakesh Bhattacharya (mobile no:- 7407559853 and email:- adv.rakesh.dgp@gmail.com) is present in today's hearing physically on behalf of the Respondent and signed the attendance sheet. Heard both the parties in detail. As per the Complainant he along with his wife, Anindita Basu, second applicant, booked one residential villa PA/AVL/03(VAYU) under Sonargaon Phase-II Project of the Respondent and paid Rs. 9,10,920/- which is more than 22% of the total consideration value of the villa amounting to Rs. 4,13,45,598/-. As the Sale Agreement was not finally executed with the Promoter-Respondent and also not registered accordingly, the Complainant withdrew from the Project and asked for refund of the whole amount paid by them on 26.09.2024. The Complainant further added that they also came to know from the uploads of project status by the Respondent in the RERA Portal that the said project is running very slow or rather has possibly being stopped. The Complainant prays for refund of the money invested by them along with a reasonable amount of compensation. The Advocate of the Respondent stated that their project has been stopped and they will refund the money invested by the Complainant, for which, they prayed for some time. After hearing the Complainant, 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 Respondent is hereby directed to submit their Written Response on	

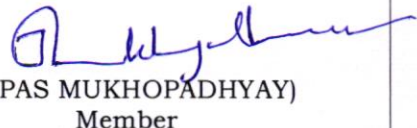
notarized affidavit regarding the Complaint Petition submitted by the Complainant in Form-M, annexing therewith notary attested/self-attested supporting documents, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within **14 (fourteen)** days from the date of receipt of the order of the Authority either by post or by email whichever is earlier.

The Complainant is directed to submit their reply, if any, in response to the Affidavit of the Respondent on a Notarized Affidavit annexing therewith notary attested/self-attested supporting documents 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 **14 (fourteen)** days from the date of receipt of this order of the Authority by email.

Fix **after 6(six) weeks** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority