

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

Complaint No.WBRERA/COM001064

Somit Kapoor & Tanmai Kapoor..... Complainants  
Rajiv Kumar Kapoor.....Power of Attorney Holder of the Complainants

Vs

Kolkata West International City Private Limited .....Respondent 1

Jeet Ranjan Charkraborty .....Respondent 2

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
04 30.03.2026	<p>Complainant Mr. Somit Kapoor along with the Ld' Advocate Chandrasekhar Bag and Mr. Rajiv Kapoor are present in the hearing today through online mode and physically respectively by signing the attendance sheet.</p> <p>Ld' Advocate Jayita Prasad (email:-<a href="mailto:jayita.prasad@gmail.com">jayita.prasad@gmail.com</a>) is present in the hearing today physically on behalf of the Respondent No.1 by signing the attendance sheet.</p> <p>The Ld' Advocate for the Complainant submitted immediate delivery of possession of allotted unit being Plot no. C/08/17, Type 8X15, Land Area 120 Sq. Mt., Bldg. area 1910.18 Sq. Ft., Phase-I, KOLKATA WEST INTERNATIONAL CITY, Kona, Howrah, Pakuria, West Bengal 711113 and Compensation for delay in delivery of possession of the said flat calculated from January 2009 in respect of Mr. Somit Kapoor and Mrs. Tanmai Kapoor. The Ld' Advocate claimed compensation for delay in delivery of the of flat and referred to Supreme Court judgement where compensation amounting 9 percent upon the principal amount to be refunded was placed before the Authority in today's hearing . The Ld' Advocate for the respondent referred to their Affidavit dated 28<sup>th</sup> November and Annexure B where the Ld' Advocate for the respondent 1 submitted that the compensation of 9 percent interest related to the refund as claimed by the applicants in the same Project. The Ld' Advocate for the Complainant confirmed of the receipt of the letter from the respondent regarding intimation for handing over the said unit no C/08/17 dated 11th April, 2016 vide Annexure -B upon receipt of the Completion Certificate from Kolkata Metropolitan Development Authority dated 23/05/2016 vide Annexure-A of the respondent Affidavit dated 05/04/2025 but could not place any document in support of the submission that the flat was not ready and in habitable condition. The Ld' Advocate for the Complainant also submitted that during the intervening period the respondent have raised demands against the said unit of his clients and thereby indicated that the said unit is not ready for seeking possession. The Ld' Advocate for the respondent referred to their Affidavit dated 28<sup>th</sup> November and Annexure C therein. The Authority observes that</p>	

since the 2<sup>nd</sup> hearing dated 12/06/2025 the respondent has stated the said unit is ready for delivery. The complainant present virtually sought for an opportunity to submit further into their complaint. After hearing both the Parties the Authority direct upon the parties as follows-

a). The complainant is hereby directed to submit further into the instant complaint matter of their complaint in addition their submission through Affidavit earlier submitted before the Authority serving a copy to the respondent both in hard and soft copies within a week's time of receipt of the instant order through email.

b). The respondent is at liberty to respond upon receipt of the complainant affidavit through notarized affidavit serving a copy to the complainant within seven days of receipt of the affidavit either soft or hard copy from the complainant.

c). Both parties to prepare brief notes of arguments during the next date of hearing and Adjudication of the instant complaint and relief sought by the complainant.

To fix next date of hearing **4 (four) weeks** from this date.



(JAYANTA KR BASU)  
Chairperson  
West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)  
Member  
West Bengal Real Estate Regulatory Authority