

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

Complaint No. WBRERA/COM 001410

Sumanta Banerjee Complainant

Vs

The Bengal Bastu Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 30.03.2026	<p>Complainant (mobile: 7602244761, email: sumantabanerjee.sb@gmail.com) is present in today's hearing through online mode. He is directed to send his hazira immediately after today's hearing through email.</p> <p>Advocate Koushik Kumar Roy (mobile no:- 9474735177 and email id:- roylegalservices@gmail.com) is present in today's hearing physically on behalf of the Respondent by filing vakalatnama and signing the attendance sheet.</p> <p>Complainant submitted Affidavit as per the direction of the Authority dated 26.11.2025, which has been received by this Authority on 11.12.2025.</p> <p>Respondent submitted their Affidavit in response to the Affidavit of the Complainant, which has been received by this Authority on 12.02.2026. However, Respondent submitted that due to inadvertent mistake they have not served copy of their Affidavit to the Complainant. He prayed for a short time before this Authority to send the same to the Complainant.</p> <p>Respondent could not justify reason regarding non-registration of their project from WBRERA.</p> <p>The Complainant submitted he has received neither OC not CC and other documents from the Respondent as yet, thus, unable to mutate his flat. He further stated that as he has not received copy of Affidavit from the Respondent he need some time to submit his reply on receipt of the Affidavit of the Respondent.</p> <p>Complainant also submitted that the Deed of Conveyance was executed between him and Respondent on 28.04.2022.</p> <p>Ld. Advocate for the Respondent submitted that the undated OC as received from the Plan Sanctioning Authority was served upon the President/Secretary of The Bengal Bastu Apartment (Block-A) on 28.07.2025 thereby, confirming that Respondent has not abided with section 3 of the Real Estate (Regulation and Development) Act, 2016.</p>	

After hearing both the parties, the Authority is hereby pleased to give the following directions: -

- A. Respondent is hereby show caused why section 59 of the Real Estate (Regulation and Development) Act, 2016 shall not be invoked against him for violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016. The reply shall reach the office within **7(seven)** days from the date of receiving the order of the authority through email.
- B. The Respondent is again directed to submit their Affidavit to the Complainant, both in hard and soft copies, within **7 (seven)** days from the date of receiving this order of the Authority by email.
- C. The Complainant is at liberty to submit his reply/rejoinder on notarized Affidavit regarding the Affidavit of the Respondent and send the same (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 the Affidavit of the Respondent.

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



(JAYANTA KR BASU)
Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority