

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

Complaint No. WBRERA/COM001390

Partha Pratim Biswas..... Complainant.

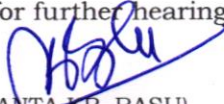
Vs.

Ideal Real Estates Pvt. Ltd. Respondent.

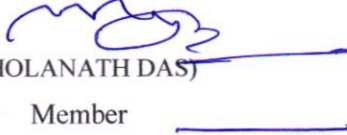
Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 09.10.2025	The Complainants, Partha Pratim Biswas appeared online at the time of hearing of the instant Complaint. He is requested to file hazira online or physically which shall be kept in record. The Respondent, Ideal Real Estates Pvt. Ltd is represented by the Learned Advocate, Srijita Gupta, who appeared online. She is requested to file hazira which shall be kept in record. The Complainant has filed Affidavit on 12/08/2025 as per Order No. 1 dated 21/07/2025 .He served a copy of his affidavit to the respondent which has been confirmed received by the respondent. Let the said Affidavit be kept on record. The Respondent has not filed Affidavit in Response and the Learned Advocate for the Respondent asked for time to file the same. The Complainant stated that the flat is not ready and the possession of the said flat is not given in time and the Complainant at this stage want to cancel the Agreement for Sale and want refund of his money along with accrued interest as mandated by the RE(R&D) Act 2016. The Learned Advocate for the Respondent stated that at this stage the cancellation of the Sale Agreement is impossible and the Respondent will ready the flat within six months. She also stated that C.C. has been obtained but she could not mention the date of the receipt of the completion certificate. She also mentioned that the project is registered under erstwhile WBHIRA. After hearing both parties, the Authority is pleased to give the following directions:- a) The Respondent is hereby directed to show cause within 2(two) weeks from the date of receipt of this order by email as to why Section 63 of the RE(RD) Act, 2016 should not invoked against the respondent for willful non compliance of the Authority's orders and notices and penalty be imposed against him for non-	

- compliance of the order of this Authority ; and
- b) The Respondent is hereby further directed to submit Affidavit in Response to respond to the complainant's complaint and relief sought by him before this Authority within **2(two) weeks** from the date of receipt of this order by email enclosing self attested registration/extension certificate issued from the WBRERA against the instant project to establish compliance to the provisions of the RE(R&D) Act 2016 while developing and construction of this project and the date of receipt of the completion certificate; and
- c) The Complainant is hereby further directed to submit Supplementary Affidavit, if any, in response to the affidavit filed by the Respondent within **2(two) weeks** from the date of receipt of same.

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


(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority