

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

Complaint No. WBRERA/COM001200

Sompriya Infra LLP..... Complainant.

Vs.

1. Ideal Real Estates Pvt. Ltd.
2. Yes Bank Limited.

..... Respondents.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
03 09.10.2025	The Complainants, Sompriya Infra LLP is represented by the Learned Advocate, Suranjana Chatterjee who appeared online at the time of hearing of the instant Complaint. She is requested to submit hazira which should be kept in record. The Respondent No. 1, Ideal Real Estates Pvt. Ltd is represented by the Learned Advocate, Srijita Gupta, who appeared online and the Respondent No. 2, Yes Bank Limited is absent at the time of hearing. The Learned Advocate for the Respondent No. 1 is requested to submit hazira which should be kept in record. The Respondent No. 2, Yes Bank Limited has filed Affidavit in Reply which has been received by this Authority on 07/08/2025. The Respondent No. 1 has not filed any Affidavit and the Learned Advocate for the Respondent asked for some time to file Affidavit in Response. The Learned Advocate for the Complainant pressed upon the prayers being No. (a) and (b) of the Affidavit. Today, she mainly pressed for issuance of NOC from the Respondent No. 2 as the said property in question is mortgaged with the Respondent No. 2 which was suppressed by the Respondent No. 1 at the time of making deed of Conveyance which was opposed by the Learned Advocate for the Respondent No. 1. The Learned Advocate for the Complainant stated that the Respondent No. 1 has the responsibility to make the property in question free from all encumbrances and hand over the fresh and vacant possession of the property. The Complainant did not know about the Supplementary Mortgage Deed executed by and between the Respondent No. 1 and 2. The Learned Advocate of the Complainant stated that she has not received the Affidavit in Response filed by the Respondent No. 1 and 2.	

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

- a) The Complainant is hereby directed to file Supplementary Affidavit through notarized affidavit mentioning the facts as stated in the hearing today, if any, before this Authority as well as to the Respondents within **2 (two) weeks** both in hard copy and soft copy after receiving the copy of the instant order through email; and
- b) The Respondent No. 1 is directed to file Affidavit-in-Opposition against the Affidavit and the Supplementary Affidavit, if any, filed by the Complainant within **2 (two) weeks** to the Authority as also the Complainant both in hard copy and soft copy after receiving the copy of the instant order through email.
- c) The respondent No. 1 is further directed to submit why **section 63 of RE(R&D) Act 2016** shall not be invoked against him for willful non compliance of the Authority order and further directed to enclose the related registration/ extension certificate issued by the erstwhile WBHIRA/WBRERA issued for the construction and development of the instant project.

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