

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

Complaint No.WBRERA/COM (Physical)000326

Meghmani Apartment Owners..... Complainant

Vs

Goenka Realtors Pvt. Ltd..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 01.04.2026	<p>Ld. Advocate Mr. Gourav Das (Mobile no. 8582959535. Email-advhc2010@gmail.com) is present physically in today's hearing on behalf of the Complainant along with Dr. Anupam Seth (Mobile no. 9477111222. Email-anupamseth@gmail.com) and Abheek Kar (Mobile no. 9836184334 Email-abheekkar83@gmail.com), signing the attendance sheet and the vakalatnama.</p> <p>Ld. Advocate Mr. Debojyoti Das is present in today's hearing through online mode on behalf of the Respondent. He has submitted his Authorization letter and vakalatnama through email, which should be kept in record.</p> <p>Heard the Ld. Advocate and the complainants in detail. They affirmed to their complaint as submitted by them in Form M. The Complainant prayed for the following reliefs:-</p> <ul style="list-style-type: none">(a) Directions be issued to the Developer/ Respondent to complete the handover process of the common area and services;(b) Directions be issued to the Developer/ Respondent to complete the handover process of all the documents like original deeds, original plains, accounts books, asset registers, invoices, and maintenance contracts Layouts, catalogues, AMC-related documentation, and any other records pertaining to the project and other related documents of the said project to the applicant.(c) Directions be issued to the Developer/ Respondent to complete the handover of all common areas and services of the said project, along with the submission of all relevant documents.(d) Directions be issued to the Developer/ Respondent to rectify all deficiencies, attend to all pending work, and complete all unfinished tasks related to the project.(e) Directions be issued to the Developer/ Respondent to refund the security deposit collected from individual allottees at the time of registration.(f) An order do issue the Developer to pay compensation as per provisions of the said Act;(g) Alternatively, refer the matter to Adjudicating officer under Rule 37 of the RERA Rules, 2021 for interest and compensation;	

(h) To pass such other further order or order as deem fit and proper.

Further the complainant submitted that pending final decision on the complaint the complainant seeks issue of the following interim order :

- (a) Respondent/Developer be directed to give an undertaking not to destroy any documents relating to the said project;
- (b) An order to issue restraining the Respondent/ Developer from distributing the fund collected as maintenance;
- (c) To pass such other further order or orders as deem fit and proper.

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: -

- A. The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested supporting documents and a signed copy of the Complaint Petition as submitted by them in Form M and send the Affidavit (in original) to the Authority serving a copy of the same to all the three Respondents, both in hard and soft copies, within **3 (three)** weeks from the date of receipt of this order of the Authority by email.
- B. The Respondent is hereby directed to submit their Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, 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 **3 (three)** weeks from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. The Respondent is hereby further directed to submit their compliance to the provisions of the RE(R&D) Act 2016 and the WB RERA Rules 2021 ,the instant project been granted registration by the WBHIRA vide Registration No HIRA/P/KOL/2019/000384 dated 31st March,2019.
- C. Respondent is directed to give an undertaking not to destroy any documents relating to the said project or the rights and interest of the

Complainant being the allottee be hampered as per provision of Real Estate (Regulation and Development) Act, 2016 till disposal of this matter or until further order, whichever is earlier.

Fix **after 8 (eight) 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