

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

Complaint No.WBRERA/COM000830

Paresh Chandra Roy. .... Complainant

Vs

Broadway Realtors Pvt. Ltd..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 21.08.2024	<p>Complainant Mr. Paresh Chandra Roy (6289565015 &amp; email Id: <a href="mailto:pcroy_engineer@yahoo.co.in">pcroy_engineer@yahoo.co.in</a>) is present in the physical hearing and signed the Attendance Sheet.</p> <p>Respondent is absent in the physical hearing despite due service of hearing notice to the Respondent through speed post and also email.</p> <p>Let the track record of due service of hearing notice to the Respondent be kept on record.</p> <p>Heard the Complainant in detail.</p> <p>As per the Complaint Petition-</p> <ol style="list-style-type: none"><li>1. That an agreement being made between the developer in the name of M/s. Broadway Realtors(P) Limited and Mr. Paresh Chandra Roy of the above said address on this 15<sup>th</sup> Day of October' 2004 for the plots No. AB/01 &amp; AB/18 of the project <b>INDRA PRASTHA</b>.</li><li>2. That the developer on the contrary failed to cater the terms and conditions accordingly and thereby the second party, after full payment of the plot of land, constantly kept pursuing regarding the matter of Registration for the plot Nos. AB/1 and AB/18 of INDRA PRASTHA PROJECT of BROADWAY REALTORS PVT. LTD.</li><li>3. That in significant to the light of this aspect, He like to denote herewith that three consecutive letters of different dates such as 08.06.2022, 02.12.2022 and 23.08.2023 address to the General Manager of the establishment M/s. Broadway Realtors (P) Limited on regular intervals were relayed to the said authority of the establishment M/s. Realtors (P) Limited from my corner regarding the matter of the Registration for the plot Nos. AB/1 and AB/18 of INDRA PRASTHA PROJECT of BROADWAY REALTORS PVT. LTD and still not yet done.</li></ol>	

**The Complainant prays before the Authority for the following relief(s):-**

1. Registration for the plot Nos. AB/1 and AB/18 of INDRA PRASTHA PROJECT of BROADWAY REALTORS PVT. LTD still not done even after full payment of AB/1 plot on 08.01.2008 and Plot No. AB/18 on 19.09.2008.
2. Alternation in the plan.
3. Delayed possession
4. Infrastructure development – road, water, electricity etc. as per terms and conditions.
5. Misrepresentation
6. Non-compliance of the above mentioned issues.

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:-

The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested /self-attested copy of supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and scan copies, within **15 (fifteen)** days from the date of receipt of this order of the Authority by email.

The Complainant is further directed to provide in a Tabular Form chronologically of the payments made by him specifying date and amount and money receipt number, if any, in the said table in his affidavit.

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 copy of 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 scan copies, within **15 (fifteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **20.02.2025** for further hearing and order.

  
(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority

  
(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority