

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

Complaint No. WBRERA/COM001380

Karabi Saha..... Complainant

Vs.

1. M/s. B. S. Enterprises,
2. Sandip Sen. Respondents.

| Sl. Number and date of order | Order and signature of Authority | Note of action taken on order |
|------------------------------|--|-------------------------------|
| 03 05.01.2026 | <p>The Complainant, Karabi Saha appeared physically by filing hazira.</p> <p>The Respondent Sandip Sen is absent at the time of hearing although he was well informed and he was also absent in the last two hearings..</p> <p>The Complainant has stated that she has sent the hard copy and soft copy of the Affidavit to the Respondent and the same has been received by the Respondent.</p> <p>The Respondent has neither appeared nor filed any Affidavit although well informed thus they have violated the Order of this Authority.</p> <p>Heard the Complainant in details.</p> <p>The Complainant stated that she entered into the Agreement for Sale/MOU dated 09/08/2018 with M/s. B. S. Enterprises, proprietorship firm of the Respondent, Sandip Sen. She also stated there is no sign of making construction of the said flat and now she wants refund of the principal amount paid by her along with the interest as per provision of the Real Estate (Regulation and Development) Act. 2016.</p> <p>After hearing the Complainant, the Authority is pleased to give the following directions:-</p> <ol style="list-style-type: none">a) M/s. B. S. Enterprises, the proprietorship firm having its office at 147H, Ram Dulal Sarkar Street, Kolkata-700006, C/O Sri Sandip Sen of No. 147H, Ram Dulal Sarkar Street, P.S. – Burtolla, Kolkata - 700 006 is hereby added as Respondent No. 1 for proper disposal of the instant Complainant; andb) The Complainant is hereby once again directed to send a copy of the Affidavit to the Respondent No. 1 following the same procedure as mentioned in the Order No. 1 dated 15.07.2025 | |

mentioning Sri Sandip Sen as the sole proprietor of the Respondent No. 1/Promoter/Company within **1 (one) week** after receiving the instant Order through email; and


- c) The Complainant is also directed to file Affidavit of Service at the time of next hearing;
- d) The Respondent is hereby once again directed to deposit penalty of Rs.2,000/- per day from the day of first hearing i.e. from 15/07/2025 to the bank account details given below for violation of the Orders of this authority;
- A/c Name : WEST BENGAL REAL ESTATE REGULATORY**
Bank Name : STATE BANK OF INDIA.
A/c. Number : 00000042520982210.
CIF No. : 90909677334.
IFSC Code : SBIN0000001.
MICR No. : 700002021.
- e) The Respondent Nos. 1 and 2 are also directed to file Affidavit in Response as a last chance along with the Registration Certificate of the Project under WBRERA or erstwhile HIRA, if any, alongwith the Affidavit both in hard copy and soft copy before the Authority as also to the Complainant within **2 (two) weeks** time after receiving the order through email failing which the instant Complaint will be heard exparte.

Fix after **4 (four) weeks** for further hearing and order.



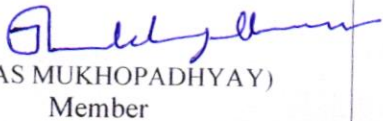
(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority