

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

Complaint No. WBRERA/COM 001309

Saurav Banerjee Complainant

Vs

Shiv Niketan (P) Ltd. Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 04.08.2025	Complainant is present in today's hearing physically signing the Attendance Sheet. Respondent is absent in the hearing, without any intimation, despite due service of the hearing notice through email. It appears for the complaint petition that the complainant is the owner of Ruby tower-1, flat no. 60 developed by the respondent. It is alleged that the developer has failed and/or neglected to handover dependable covered car parking to the allottee as per agreement. It is further alleged that there is a delay in handover the project as well as delay in giving possession of the said flat. It is also alleged that the developer is claiming common area maintenance improperly. The developer has not provided the name plate. There was also a lack in supplying drinking water, electricity and providing proper security arrangement. The developer has further neglected to provide proper sewage and sewerage pipe connection and promised facilities in the community hall as well. The complainant has prayed for suitable direction for redressal of the above allegations. 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 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 soft copies, within 15 (fifteen) days from the date of receipt of this order of the Authority by email. 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 **15 (fifteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix.. after **8 (eight) 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