

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

Complaint No. WBRERA/COM 001311

Prabha Jha Complainant

Vs

Debashis Banerjee 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. Heard the Complainant in detail. It appears that the Complainant is the land owner who had handed over their property to the respondent promoter for the purpose of developing the same by way of a register Development Agreement and Power of Attorney. It is alleged that the said Respondent promoter has failed to complete the development work within the period stipulated without any reason. It is further alleged that the said Respondent promoter has merged the plot of the complainant with two other neighboring plots by submitting false deed of amalgamation. It is also alleged that the promoter has violated the provision of section. 3, of the RERA Act 2016, violated the mandatory provision of maintaining a separate account keeping 70 percent of the allotment money. The Complainant prays for relief for revocation and RERA registration, return and restore possession of the scheduled land to the Complainant, to pay compensation with interest for the mental harassment, order for demolition of the building structure illegally constructed on the amalgamated land and also to furnish complete Bank account details including the project wise account maintained under RERA provisions etc. the Complainant also prays for interim order restraining the Respondent for creating the third party rights, executing new Sale Agreements or delivery of any units until the Complainant's share is properly identified, allocated and confirmed in writing. 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 **7 (seven)** 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 **14 (fourteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

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