

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

Complaint No.WBRERA/COM001209

Subhadeep Roy..... Complainant

Vs.

G.S Electrocom Private Limited..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 30.07.2025	Complainant is present with his learned advocate Mr Dipankar Mondal virtually in the hearing today through online mode filing hazira through email. Respondent is was represented Ld'Advocate Mr Shantanu Paul and Ms. Lakshmi Biswas legal representative who are present physically in today's hearing. Let the track record of due service of hearing notice to the Respondent be kept on record. Both parties confirmed the receipt of the last order 2 dated 26th May 2025 and also confirmed receipt of affidavit from the opposite parties. The respondents are trying to avoid their responsibility by citing financial stringency in spite of the fact of their admission through their affidavit that they took Rupees 22,73,644/- from the complainant Mr Subhadeep Roy in 2018 on 23rd July 2018 by executing an agreement for sale off delivering him a flat in June 2020 thus avoiding not only their responsibility to the complainant homebuyer as mandated to be complied by the respondent promoter but also the complainant's complain of seeking refund along with the accrued interest due to non delivery of the flat by the respondent as committed by them thereby approaching the Authority by filing a complaint on 30th January 2025. It is also a fact that the respondent registered the project under the erstwhile WBHIRA and thus affirming to their knowledge and to abide by the provisions of the erstwhile WBHIRA/WBRERA. After hearing both parties complainant is given an opportunity to submit supplementary affidavit as directed vide order 2 within a week's time upon receipt of this order and submit a copy of the affidavit to the respondent who will submit affidavit in response after receipt of either hard or soft copy from the complainant including their submission to the show cause served by the Authority upon the respondent vide earlier order 2 within a week's time before	

the Authority and to the complainant.

Further the Respondent is hereby directed to comply with the Rule 18 of WBRERA Rules 2021 and refund the balance amount along with accrued interest as mandated by the RE (R&D) Act 2016 and WBRERA Rules 2021 within 30 days of receipt of this order.~~ss~~

Next hearing fix **4(four) weeks** from this date for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority