

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

Complaint No. WBRERA/COM (PHYSICAL) 000249

Sk. Kabirul Islam 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 04.08.2025	Complainant (mobile:- 9007512915 and email:- j.h.chaudhuri.12@gmail.com) is present in today's hearing physically signing the Attendance Sheet. The Respondent is absent in the hearing, without any intimation, despite due service of hearing notice through email. Heard the Complainant in detail. As per the Complainant, he entered into a registered agreement for sale of a Plot No. A-16 measuring more or less 2 Cottahs at the project of the respondent named UJJAINI situated at J.L No. 66, Mouza Jayenpur, P.S. Sonarpur, Dist. 24 Parganas (South) and accordingly, he paid a sum of Rs. 60,000/- being 20% of the total consideration of Rs. 3,00,000/- on 12.05.2010 as per the said Agreement. The complainant also paid entire consideration in 60 equal monthly installments to the Respondent which has been completed on 10.04.2015. After that Respondent offered a new plot No SPA/26 replacing the previously allotted Plot which the Complainant disagreed to take. The Respondent neither handed over the flat of the complainant nor the invested amount has been refunded to the Complainant. The Complainant prays for relief of registration of the Plot including possession of the same from the Respondent, failing which, refund of entire money invested by him as per provisions of Real Estate (Regulation and Development) Act, 2016. 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 shall send both hard and soft copy of his notarized complaint petition already submitted before the Authority to the Respondent	

within **7(seven)** days from the date of receiving this order through email either by post or by email whichever is earlier.

The Respondent shall submit their Written Response on notarized Affidavit regarding the Complaint Petition 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 **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