

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

Complaint No.WBRERA/COM000872

Debmalya Basu. .... Complainant

Vs

Srijan Star Realty LLP..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
05 07.01.2025	<p>Complainant (Mobile – 9230640840, email – <a href="mailto:deb.basu89@gmail.com">deb.basu89@gmail.com</a>) is present in the physical hearing and signed the Attendance Sheet.</p> <p>Law Officer of the Respondent Company Smt. Ishika Basu (Mobile – 9051361853 &amp; email Id: <a href="mailto:advishikabasu18@gmail.com">advishikabasu18@gmail.com</a>) is present in the physical hearing on behalf of the Respondent, filling Authorization and signed the Attendance Sheet.</p> <p>Respondent submitted Written Response on Notarized Affidavits dated 04.11.2024 and 16.12.2024, as per the last Order of the Authority dated 23.10.2024, which have been received by this Authority on 20.12.2024.</p> <p>Let the said two Affidavits of the Respondent dated 04.11.2024 and 16.12.2024 be taken on record.</p> <p>The Respondent submitted another Affidavit containing reply of the Show Cause, as per the Order of this Authority dated 23.10.2024, which has been received on 20.12.2024.</p> <p>Let the said Affidavit of the Respondent dated 04.11.2024 be taken on record.</p> <p>Heard both the parties in detail.</p> <p>The Advocate of the Respondent prayed for a Joint Measurement of the Carpet area of the flat of the Complainant as the earlier measurement by the Complainant was not done in presence of the Respondent.</p> <p>The Respondent also stated that the Club House is in the verge of completion and it has been stated in the Agreement for Sale that the club house shall be completed and handed over alongwith the completion of the Phase-III of the said project.</p> <p>The Advocate of the Respondent also stated that the C.C. has been obtained on 30.03.2024 and separately no O.C. is to be given by the Competent Authority in this project as per the information which they have received from</p>	

the Competent Authority. She also stated that there were minor defects on 14.04.2024 when the Complainant visited his flat before taking possession and the Respondent have duly rectified the defects.

Complainant also consented to the fact that the defects have been duly rectified.

After hearing both the parties, the Authority is hereby pleased to give the following directions:-

- a) A Joint Measurement of carpet area of the flat of the Complainant shall be done by both the parties **within 15 days** from the date of receipt of this order of the Authority through email and the Report shall be signed by the Complainant and the Authorized Signatory of the Respondent Promoter Company.
- b) The Complainant shall submit a **Rejoinder** on Notarized Affidavit stating point-wise reply to the Written Responses of the Respondent, within **15 days** from the date of completion of the Joint Measurement and he shall annex with his Affidavit a copy of the said Joint Measurement Report.

Fix **11.03.2025** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

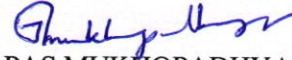
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority