

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

Complaint No.WBRERA/COM000577

Abhisek Chatterjee.....Complainant

Vs.

Bengal Shapoorji Housing Development Pvt. Ltd..... Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 10.01.2025	<p>Complainant is present in the online hearing today filing hazira through email.</p> <p>Advocate Smt. Sanjukta Ray (Mob. No.9830045941 &amp; email Id:pkspssa@gmail.com, saniukray@gmail.com) and Advocate Smt. Rami Das Chatterjee are present in the online hearing on behalf of the Respondent Promoter Company filing hazira and Authorization through email.</p> <p>Heard both the parties in detail.</p> <p><b>As per the Complainant, the fact of the case is that,-</b></p> <p>This is with reference to Apartment no. M/82/0602, provisionally allotted against Application no. P7/122235 in Spriha, Phase-P7, Shukhobrishti situated at Plot # E-1/ E-2, AA-III, New Town, Kolkata. Parking was also allotted at an additional cost of Rs.3.5 Lakhs. (Parking no UMM205)</p> <p>As per WBHIRA the completion date for the project was 30-09-2022. As per circular from SP Real estate, the date committed was financial year 2023-2024. However, till date no call has been received from the builder for possession of the property. Also he has visited site and found that construction of the top floors are still remaining.</p> <p><b>The Complainant prays before the Authority for the following Reliefs:-</b></p> <p>a) Due to failure to handover of flats kindly reimburse the loan interest components being incurred for each month of delay from 30-09-2023.</p> <p>b) Rs. 16000 is my home rent in Kolkata since July 2023. Kindly reimburse the rent component as i have not received the flat and am staying at rented accommodation in-spite of having my own flat.</p> <p>After hearing both the parties, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31</p>	


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 the 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 Complainant is also directed to send a scan copy of the Complaint Petition alongwith notarized affidavit to the email Id of the Advocate of the Respondent, as mentioned above.

The Respondent is hereby directed to submit its 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 **07.03.2025** for further hearing and order.

  
(BHOLANATH DAS)  
Member

West Bengal Real Estate Regulatory Authority

  
(TAPAS MUKHOPADHYAY)  
Member

West Bengal Real Estate Regulatory Authority