

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

Complaint No. WBRERA/COM 001350

Abhisek Roy Complainant

Vs

Magnolia Infrastructure Development Limited..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 10.02.2026	<p>Complainant, Abhisek Roy (Mobile no:- 8420542218 and email Id:- rabhisek95@gmail.com) along with his father Partha Sarathi Roy is present in today's hearing physically and signed the attendance sheet.</p> <p>Mr. Gopal Krishna Lodha (email:- rrlservices2018@gmail.com), Authorized Representative of the Respondent Promoter Company is present in today's hearing physically by filing hazira through email.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant, he along with his father Partha Sarathi Roy purchased a Flat (Tower-III, 12-A) from the Respondent. The deed of Conveyance was registered on 20th November 2024 as per original allotment letter dated 19.02.2025, the Complainant was allotted and irrevocable parking space numbered 81 vide letter dated 19/02/2025 from the respondent and email dated 19/02/2025, which was physically east facing. But on 26.04.2025 the Respondent unilaterally cancelled this allotment and reassigned him parking space no. 82 which is physically south facing, declaring the original allotment "Null and void" without his consent. The Complainant prays for relief of restoration and conformation of his original parking allotment of space no.81 by the Respondent as per the initial irrevocable allotment letter, restraining the builder and any other flat owner from allocating as well as using parking space no.81.</p> <p>The Respondent submitted through his authorized representative that due to clerical mistake the car parking allotment related dispute was created and it was unintentional. He also submitted that except car park no. 82 all other car parks are being allotted including the disputed car park no.81. The deed of Conveyance was registered on 20th November 2024 executed between parties does not mention the specifics of the car park by identity number .The Affidavit in opposition was received from the Respondent on 5th February 2026.</p> <p>After hearing both the parties , the Authority is pleased to give the following directions: -</p> <p>The Complainant is directed to submit supplementary affidavit regarding</p>	

his today's submission related to their Complaint Petition on a Notarized Affidavit annexing there with notary attested/self-attested supporting documents 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 on receipt of the supplementary 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 **7 (seven) days** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. The Respondent is further directed to show cause of abidance to section 4, 11 of the RE (R&D) Act 2016 and WBRERA Rules 2021 before the Authority.

Fix **after 4 (four)** weeks or 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