

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/COM 001560

Rajdeep Basu ..... Complainant

Vs

Sonakshi Real Estate ..... Respondent 1

Dipankar Baidya ..... Respondent 2

| Sl. Number and date of order | Order and signature of the Authority   | Note of action taken on order |
|------------------------------|--|-------------------------------|
| 01<br>06.05.2026             | <p>Complainant, Mr. Rajdeep Basu (mobile no:- 7003631389 and email id:- <a href="mailto:rajdeepbasu@outlook.com">rajdeepbasu@outlook.com</a>) is present in the hearing through online mode. He is directed to send his hazira immediately after today's hearing.</p> <p>Respondent is absent in the hearing, without any prior intimation, despite due service of the hearing notice through email.</p> <p>Heard the Complainant in detail.</p> <p>The Complainant stated that his father booked a plot on "Sonakshi Real Estate Project, Dream Township" on 29.10.2018 with a total amount of INR 1,50,000/- paid in installments, which he had to cancel on 10.07.2023 due to financial reason caused by loss of job during Covid period. The payment was paused due to Covid and when the Complainant's father tried to contact the Respondent (Sonakshi Real Estate) to resume the payment, they informed that the plot had been sold to some other party. Though committed to refund the entire amount i.e. Rs. 1,50,000/-, till now the Respondent (Sonakshi Real Estate) has paid only Rs. 1,00,000/-. In spite of several correspondences and persuasions the Respondent has not paid the remaining amount of Rs. 50,000/- in favour of the Complainant. The Complainant tried to contact Mr. Dipankar Baidya (Owner or employee of Sonakshi Real Estate) using different numbers through phone but could not succeed. The Complainant lodged a general diary against the Respondent on 21.05.2024 but with no result till now. Complainant raised case with West Bengal Consumers Helpline with reference 2388/2025, but they have asked to come before the RERA Authority.</p> <p>Complainant prays for refund of the money amounting to Rs. 50,000/- including reimbursement of any kind of charges or fees during this period related to this recovery.</p> <p>After hearing the Complainant, the Authority is hereby pleased to give the following directions: -</p> |                               |

- A. Let "Sonakshi Real Estate" be included as Respondent No.1 and "Mr. Dipankar Baidya" be included as Respondent No.2 in this complaint matter.
- B. The Complainant is directed to submit his total submission regarding his 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 **30 (thirty) days** from the date of receipt of this order of the Authority by email.
- C. Along with his Affidavit the Complainant shall also submit self attested/notary attested copy of supporting documents viz. death certificate of his deceased father, succession certificate from the competent Court of Law, etc. in support his eligibility to file this complaint petition under section 31 of RERA Act, 2016.
- D. The Respondent is hereby directed to submit their 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 **30 (thirty) days** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **after 10(ten) weeks** for further hearing and order.



(JAYANTA KR. BASU)  
Chairperson  
West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)  
Member  
West Bengal Real Estate Regulatory Authority