

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 001573

Sandhya Majumdar ..... Complainant

Vs

Baral Developers Private Limited ..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 06.05.2026	<p>Advocate Sweta Majumdar is present in the hearing on behalf of the Complainant through online mode. She is directed to send her hazira and vakalatnama immediately after today's hearing through email.</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 she booked a flat in a project of the Respondent at Vivekananda Road, P.O-Beadon Street, Kolkata-700006, registered with WBRERA, bearing Registration No WBRERA/P/KOL/2020/000164 on 15.04.2024 and paid a total amount of Rs. 15,00,000/- on different dates. The Respondent neglected to execute the Agreement for Sale with the Complainant. Under such circumstances the Complainant tried to contact the Respondent for getting the money back from them. All of a sudden on April, 2025 the Respondent handed over a draft Agreement for Sale to the Complainant. Upon perusing the same the Complainant found that there are deviations from the proposals made by the Respondent. Under such circumstances, the Complainant requested for refund of Rs. 15,00,000/- along with interest. The Respondent accepted the said liability but failed to refund the money.</p> <p><u>The Complainant prayed for the following reliefs:-</u></p> <p>a) To direct the Respondent to return the amount of Rs. 15,00,000/- collected from the applicant immediately along with interest in terms of Rule 17 of the WBRERA Rules, 2021.</p> <p>b) To hold that the Respondents have violated the statutory restriction of the RERA Act, 2016.</p> <p>The Respondent also prayed for an interim order for withholding the Registration of Flats at "Vaikunth Villa" registered under WBRERA.</p> <p>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</p>	

Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions: -

The Complainant is directed to submit his total submission regarding their 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 **14 (fourteen)** 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 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 **14 (fourteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

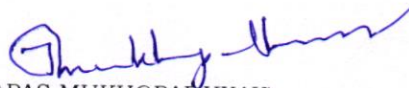
Fix **after 6(six) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority