

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

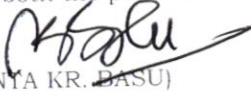


Complaint No. WBRERA/COM 001559

Baba Panchanan Apartment ..... Complainant

Vs

Birendra Construction and Developers Pvt. Ltd ..... Respondent 1

Birendra Kumar Jaiswal ..... Respondent 2

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 11.02.2026	<p>Advocate Pratip Mukherjee along with Advocate Tanmay Khan (mob:- 9830718431 and email:- <a href="mailto:tanmoykhanrana@gmail.com">tanmoykhanrana@gmail.com</a> ) and Advocate Purnankar Biswas (mob:- 0967125588 email:- <a href="mailto:adv.purnankar77@gmail.com">adv.purnankar77@gmail.com</a>) are present in today's hearing through online mode and physically respectively by filing hazira vakalatnama and signing the attendance sheet.</p> <p>Respondent is absent in the hearing, without any prior intimation, despite due service of the hearing notice through email.</p> <p>The Authority perusing Form-M drew the attention of Learned Advocate Mr. Pratip Mukherjee to submit whether the Complainant in the instant complaint matter has abided by the provision of section 31 of the Real Estate (Regulation and Development) Act, 2016 and Rule 36 of the WBRERA Rules, 2021 and the definition of Complainant thereof. It is observed by the Authority that the instant online filing of the complaint through Form-M Complainant appears to be "Baba Panchanan Apartment" which was explained to him and his stand sought for to explain whether Apartment falls under the definition of Complainant as per provision of section 31 of the Real Estate (Regulation and Development) Act, 2016. Learned Advocate Mr. Pratip Mukherjee could not explain the same instead he sought for amending the said lacunae on the Form M submitted online been heard today.</p> <p>The instant complaint petition is dismissed on the aforesaid grounds allowing full liberty to the Complainant to file a fresh complaint as mandated under the said Act and WBRERA Rules, 2021.</p> <p>Let copy of this order be served to both the parties immediately.</p> <p style="text-align: center;"> (JAYANTA KR. BASU) Chairperson West Bengal Real Estate Regulatory Authority</p> <p style="text-align: center;"> (BHOLANATH DAS) Member West Bengal Real Estate Regulatory Authority</p> <p style="text-align: center;"> (TAPAS MUKHOPADHYAY) Member West Bengal Real Estate Regulatory Authority</p>	