

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

Complaint No. WBRERA/COM000337

Bengal Ambuja Housing Development Limited Complainant

Vs

Sujata Das..... Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
05 29.07.2025	Today is the 2nd day of execution hearing to the final order of this Authority dated 08.04.2024. Mr. Rakesh Ranjan and Ms. Moumita Kundu being the Authorized Representatives of the Complainant Promoter Company are present in the hearing through online mode on behalf of the Complainant filing hazira and authorization through email. Advocate Mr. Prem Kumar Singh (Mob. Nos.7003970156, 9831681209 and email Id – premb4u2008@gmail.com) is present in the hearing physically on behalf of the Respondent filing vakalatnama and signed the Attendance Sheet. The Complainant stated that no payment has been made by the Respondent in compliance of the Authority order dated 08.05.2025. They prayed for immediate execution of the Authority order dated 08.04.2024. The Advocate of the Respondent stated that due to some exigencies they could not make the payment as per Authority order and he prayed for 1 (one) month more as a last chance for payment of the entire amount. After hearing both the parties, the Authority is hereby pleased to give the following directions:- a) The Respondent shall make the entire payment to the Complainant as per Authority order dated 08.04.2024 within 31.08.2025. b) If the Respondent fails to make the payment within the time as specified above, the Complainant shall have the liberty to take the following actions:-	

- a) To cancel the Agreement for Sale executed between the parties on 20.05.2022 in regard to Unit No. ESBT5B1116 at the project **"ECOSPACE BUSINESS TOWERS"**, unilaterally with forfeiture of booking amount and refunding the balance amount, if any, paid by the Respondent as per the Agreement for Sale executed between the parties on 20.05.2022, within 45 days after expiry of 31.08.2025.
- b) The Deed of Cancellation of the said Agreement for Sale may be registered unilaterally by the Complainant.
- c) The concerned Additional Registrar of Assurance III, Kolkata is directed to take necessary steps for de-registration of the said Agreement for Sale by the Complainant unilaterally.
- d) After termination of the Allotment of the Respondent and cancellation of the Agreement including de-registration of the same, the Complainant shall be at liberty to allot the flat to any other Person.

With the above directions the execution matter is hereby disposed of.

Let copy of this order be served to both the parties immediately.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority