

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

Complaint No.WBRERA/COM001111

Rahul Kajaria..... Complainant

Vs.

Retreat Construction & Housing Pvt.Ltd..... Respondent

Sl. Number and date of order	Order and signature of the Officer	Note of action taken on order
02 23.05.2025	Advocate Sayani Chatterjee(9903729467)(happyhomes@live.in) is present physically in the hearing signing the attendance sheet. Sudipta Kolay, Executive Director, is present on behalf of the Respondent through online mode. Heard both the parties. As per the Complainant, Ash Tek Conclave Private Ltd. of which the Complainant of the director entered into a understanding with Chandranath Banerjee in 2012 much before the Joint Venture Agreement he entered with the Respondent Company. No where such details have been disclosed to the buyer. The Complainant Company went to Sealdaha Court and obtained an ad interim Injunction order against the property to stop any kind of activity over it on 06-01-2023. The Submitted title report dated 14-07-2023 does not mention about the case of TS 5 of 2023, which was pending at the court of Judicial Magistrate, Senior division at sealdaha. At the time of lodging this complain, the case was pending in Honorable High Court at Kolkata (FMAT 552 of 2023). The Landowner has accepted lacs of Rupees from the Complainant at the time of signing the understanding in 2012, which has not been mentioned in the non-encumbrance report uploaded in the RERA Website. The Complainant prayed for the following relief : 1. Stop the construction work immediately 2. Cancellation of the RERA Registration of the Project 3. Information to the buyers and prospective buyers regarding the said document and cases	

4. Appropriate action against the said persons for uploading manufactured documents in the RERA Website

The Respondent denied all the allegations of the Complainant and prayed to appraise the Authority through submission of relevant documents in support of his claim.

After hearing both the parties, the Authority is pleased to give the following directions:

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 **15 (fifteen)** 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 **15(fifteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **29.08.2025** for further hearing and order.



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority