

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

Complaint No. WBRERA/COM001270

Dipankar Ghosh. Complainant

Vs.

Greentech City Pvt. Ltd.... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 22.05.2025	The Complainant, Dipankar Ghosh is represented by his Constituted Attorney who appeared online in the instant hearing today. He has filed the Power of Attorney and Hazira online which should be kept in record. The Respondent, Greentech City Pvt. Ltd. is represented by the Learned Advocate, Tanusree Dhar who has filed her hazira and vakalatnama which should be kept in record. Today is the Admission hearing. The Learned Advocate appearing on behalf of the Respondent, Tanusree Dhar prayed for leave on personal ground and the same is granted on humanitarian ground. The Representative appearing on behalf of the Complainant stated that he has no objection to this. The Representative appearing on behalf of the Complainant stated that the Complainant booked 2 Flats in the project of the Respondent, namely, Aqua Golf Villa No. AVG -29 in the year 2018 by an Agreement for Sale. On 8th October, 2021 vide Deed of Conveyance being No. 190411396 he purchased the said Flats. Possession was handed over to the Complainant but no O.C., C.C., Building Plan, Land Taxes were not given to the Complainant so the Complainant is unable to mutate his property and also have the Electricity Connection and the Complainant has been taking electric connection from other sources since possession was given. The Complainant's Representative submitted that the Respondent has not registered their project under erstwhile WBHRA or WBRERA which they promised to do so but till date that has not been done. The Complainant prayed for O.C., C.C., Building Plan, Tax receipt till 2025 and sanctioned building plan for having electricity connection and mutation certificate. 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 Bengal Real Estate (Regulation and Development) Rules, 2021 and give	

the following directions:-

The Complainant is directed to submit his total submission regarding the Complaint Petition on a Notarized Affidavit mentioning details of complaint and the reliefs sought for annexing therewith notary attested /self-attested copy of supporting documents and a signed copy of the Complaint Petition Form 'M' and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and scan copies, within **2 (two) weeks** from the date of receipt of this order of the Authority by email.

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested copy of 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 scan copies, within **2 (two) weeks** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. The Respondent is also directed to submit whether he has complied with section 3 and section 4 of the RERA Act 2016 and submit Registration certificate issued for this project by erstwhile WBHIRA or WBRERA along with the Affidavit.

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



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority