

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

Complaint No. WBRERA/COM001193

1.Angshuman Jha & 2.Anindya Jha..... Complainants.

1.Sourav Garg,2.Goving Garg & 3.Tiru Fine Residency LLP. Respondents.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 20.05.2025	Complainants, Angshuman Jha & Anindya Jha represented by Angshuman Jha appeared physically at the time of hearing and he has filed hazira and authorization letter which should be kept on record. Respondent, Sourav Garg, Govind Garg & Tiru Fine Residency LLP are absent inspite of notice was served and no reason has been shown by the Respondent. Complainant has submitted Notarized Affidavit dated 24/3/2025 containing his full submission regarding this Complaint Petition, as per the last Order No. 1 dated 18.03.2025 which has been received by this Office on 03/04/2025. Let the said Notarized Affidavit of the Complainants be taken on record. The Respondent could not comply with the last Order No. 1 dated 18.03.2025 for submission of his Written Response. The complainant stated that as per of the Sale Agreement dated 14th December, 2022 Page – 9, point no. 7.1 the delivery date of the Flat is within October, 2023 which has been violated by the Respondent by not giving delivery of the said flat. The Complainant stated that as per point no. 7.6 of the Sale Agreement the Compensation Clause the complainant asked for refund of money prayed by them Rs.7,50,000/- plus interest Rs.1,50,000/- and compensation of Rs.1,00,000/-. The complainant stated that the registration of the project is HIRA/P/DAR/2019/00319. The Flat has not been completed and no work has been done for further progress of work. After hearing both parties, the Authority is pleased to give the following	

directions:-

- a) The Respondents is hereby directed to show cause as to why Penalty under Section 63 of the WBRERA Act, 2016 should not be imposed upon him for not complying with the Order No. 1 dated 18.03.2025 and absenting without a cause,
- b) The Respondent is hereby directed to submit Written Response as per the Order No. 1 dated 18.02.2025 within **2 (two) weeks** from this date; and
- c) The Respondents is hereby directed to show cause as to why Section 61 of the WBRERA Act, 2016 shall not be invoked against him; and

d).The Respondent is hereby directed to submit the copy of the Registration certificate issued by the erstwhile WBHIRA/WBRERA in compliance of the Section3 & 4 of the RERA Act2016 as mandated by the Act.

- d) The Complainants is hereby directed to submit their Written Rejoinder in response to the Written Response filed by the Respondents, if any, within **2 (two) weeks** from date of the receipt of Written Response from the Respondents.

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



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority