

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

Complaint No. WBRERA/COM00762

Sekhar Roy. Complainant

Vs.

Transparency Builders Private Limited.. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 20.05.2025	The Complainant, Sekhar Roy is physically present in the instant hearing today. He has submitted his hazira, and attendance which should be kept in record. The Respondent, Transparency Builders Private Limited is represented by its Learned Advocate Ashok Das who appeared physically at the time of hearing of the instant Complaint. He has filed Vakalatnama and Hazira which should be kept in record. Let the track records of due service to the Complainant will be kept on record. The Complainant stated that he has submitted Notarized Affidavit dated 17/03/2025, containing his full submission regarding this Complaint Petition, as per the last Order of the Authority dated 30.01.2025, which has been received by the Authority on 18.03.2025. Let the said Affidavit of the Complainant be taken on record. The Complainant stated that he has duly served a copy of his Affidavit along with all annexures and a copy of the Complaint Petition to the Respondent in hard copy and also the scan copy through e-mail. The Respondent stated that he has submitted Written Response on Notarized Affidavit dated 16/05/2025, containing his full submission regarding this Complaint Petition, as per the last Order of the Authority dated 30.01.2025, which has been received by the Authority on 20.05.2025 at the time of hearing. Let the said Written Response of the Respondent be taken on record. Heard the Complainant in detail. Complainant submitted to include the Directors, Md. Jahangir as the Respondent 2 and Promod Mahapatra as the Respondent 3. The Learned Advocate on behalf of the Respondent stated that he is	

represent one of the Directors, namely, Md. Jahangir of the Respondent Transparency Builders Ltd. He stated that there has been a dispute between the Land Lord and the Respondent and there is a Title Suit pending between the parties before the City Civil Court at Calcutta. The Learned Advocate stated that the Complainant repeatedly obstructed the work for various issues so the construction was delayed.

The Complainant prayed for revocation/cancellation of the registration certificate of the Respondents. The Learned Advocate on behalf of the Respondent stated that the instant project is not registered under the erstwhile WBHIRA/WBRERA.

The Complainant stated that six years have been passed yet no allocation of flat was made. The Learned Advocate denied the allegation by stating that due to objection raised by the Complainant and the Injunction granted by the City Civil Court the delay has been made and there are no latches on the part of the Respondent for delaying the project. The Complainant stated that no letter of commencement and other papers related to the project were given to the Complainant by the Respondent even after several request.

The Learned Advocate submitted the Written Response within the time as mentioned in the Order No. 1 dated 30.01.2025.

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

- a) The Respondent is hereby directed to show cause as to why Section 61 of the WBRERA Act, 2016 shall not be invoked against him for not registering the project; and
- b) The Respondent is hereby directed to show cause as to why penalty should not be imposed under Section 63 of the WBRERA Act, 2016 for not complying with the Order No. 1 dated 30.01.2025
- c) The Complainant is hereby directed to submit his Affidavit on Rejoinder enclosing supporting documents self signed/notary signed within 1 **(one) week** of receipt of this order and the Respondent is also directed to submit Affidavit in response to the Rejoinder filed by the Complainant submitting reply to the showcause issued within 1 **(one) week** on receipt of complainant Affidavit both in hard copy and soft copy to the Authority as well as to either of the parties.

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



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority