

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

Complaint No.WBRERA/COM000973

Barada Laxmi Panda Complainant

Vs.

Bengal Emami Housing Limited.....Respondent no.1

West Bengal Housing Board.....Respondent no.2

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 28.01.2025	Advocate Proteek Debnath (Mobile – 9007862686 and email – proteek.debnath@gmail.com) is present in the hearing physically on behalf of the Complainant filing vakalatnama and signed the Attendance Sheet. As per telephonic discussion with the Respondent No.1, they tried to join the hearing through online mode but due to some network issues they could not continue with the hearing and they could not be heard in detail. However the presence of Advocate Vedika Sureka on behalf of the Respondent No.1 in the hearing is hereby taken on record. No one appeared on behalf of Respondent no.2. Heard the Complainant in detail. As per the Complainant, the fact of the case is that:- The complainants made an application for allotment of a residential flat on 25.08.2017 and the respondent No. 1 issued a provisional allotment letter dated 08.09.2017 for allotment of a residential flat having No. A1-08C in Block - A1 having a super built up area of 1670 (one thousand six hundred seventy) square feet along with 1 (one) covered and 1 (one) open car parking at "SWANCOURT". The respondent No. 1 had entered into an Agreement for Sale on 29.12.2017 with the complainants pertaining to 1 independent residential flat being Flat No. "A1-08C", on the 8th Floor measuring 1670 square feet be the same a little more or less of built-up area in Block/Tower No. – A1 together with 1 (one) unnumbered covered car parking space and 1 (one) unnumbered open car parking space in the ground floor of the building lying and situated in the HIG segment "AKANSHA". In terms of the said Agreement for Sale the respondent No. 1 were under an obligation to complete the construction of the real estate project and handover possession of the said residential flat within 30.06.2020. The respondent No. 1 failed to deliver the said residential flat within the stipulated time of 30.06.2020 and had hence violated the terms of the said Agreement for Sale. The complainants had however paid the entire consideration	

amount of Rs. 1,02,07,490/- including applicable GST towards the residential flat to the respondent No. 1 in terms of the said Agreement for Sale. The complainants were further coerced to pay Rs. 2,00,000/- (Rupees two lakh) as penalty for delay in making payment, which the complainants had paid with protest.

After prolonged delay, finally the respondent No. 1 issued a possession notice pertaining to "A1-08C", and 1 (one) covered car parking space having No. "C-200", and 1 (one) open parking spaces having No. "O-4" dated 28.02.2023. On the same date, a Deed of Conveyance was entered by and between the parties on 28.02.2023 being Deed No. 190403086 for the year 2023, registered at the office of the Additional Register of Assurances - IV, Kolkata, and recorded in Book No. I, Volume No. 1904-2023, Pages from 167000 to 167039.

The complainants are presently enjoying the possession and title in respect of the said residential flat. However, the respondent No. 1 had failed to complete and give possession of the said residential flat in accordance with the terms of the said Agreement for Sale dated 29.12.2017. Due to such breach and failure of the respondent No. 1, the complainants had received possession of the said residential flat after a prolonged delay of 32 (thirty-two) months 1 (one) day and therefore the complainants are filling this instant Complaint.

Complainant prays before the Authority for the following Reliefs:-

- a) The respondent No. 1 herein to pay to the complainants herein a sum to the extent of Rs. 44,00,542.15/- as interest for delay in delivery of possession of the said residential flat;
- b) The respondents herein to pay to the complainants herein a sum as compensation to the extent of Rs. 1,00,000/- as litigation costs;
- c) Such further and/ or other order or orders as this Hon'ble Authority may be deemed fit and proper.

After hearing the Complainant in detail, 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 their Complaint Petition on a Notarized Affidavit annexing therewith notary attested copy of 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 no.1 and 2, both in hard and scan copies, within **15 (fifteen)** days from the date of receipt of this order of the Authority through email.

The Respondents are hereby directed to submit their Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary / 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 **15 (fifteen)** days from the date of receipt of the Affidavit of the Complainant, either by post or by email, whichever is earlier.

Fix **10.07.2025** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority