

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

Complaint No. WBRERA/COM000406

Partha Saha..... Complainant

Vs

Unnayan Builders Private Limited..... Respondent No.1

Partha Ghosh Dastidar, M.D, Unnayan Builders Private Limited..... Respondent No.2

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 29.10.2024	Advocate Subhas Basu (Mobile no. – 8240131565, email id – subashbasu@yahoo.co.in), Advocate Hitendra Pramanik (Mobile.- (Mob. No. 9830596804) and Advocate Nirmalya Ghosh (Mobile – 9339506403) are present in the physical hearing and signed the Attendance Sheet. Advocate Shri Sujash Ghosh Dostidar (Mobile – 9433294287 and email – sujashgd1958@gmail.com) is present in the physical hearing on behalf of the Respondent and signed the Attendance Sheet. Heard both the parties in detail. Mr. Partha Ghosh Dostidar, M.D, Unnayan Builders Private Limited submitted Written Response on Notarized Affidavit dated 10.09.2024, as per the last order of the Authority dated 18.07.2024, which has been received on 12.09.2024. Let the said Affidavit of Mr. Partha Ghosh Dostidar be taken on record. Complainant submitted a Rejoinder dated 18.09.2024 to the Written Response of Mr. Partha Ghosh Dostidar, which has been received by this Authority. Let the said Rejoinder of the Complainant be taken on record. After hearing both the parties, the Authority is hereby pleased to give the following directions:- a) Let Unnayan Builders Private Limited be included as Respondent no.1 as it is a necessary party for adjudication of this matter as the Agreement for Sale / Allotment dated 10.09.2009 was signed between Unnayan Builders Pvt. Ltd and the Complainant Partha Saha and henceforth in all the communications of this matter it shall be referred	

as Respondent no.1.

Let **Partha Ghosh Dostidar, M.D, Unnayan Builders Private Limited** be referred as **Respondent no.2** and henceforth in all the communications of this matter it shall be referred as Respondent no.2; and

- b) Complainant is hereby directed to submit a Notarized Affidavit containing their full submission regarding this Complaint Petition, incorporating the new cause title as directed by this Authority at (a) above, annexing therewith Notary / Self Attested copy of supporting documents, and send the Affidavit (in original) to the Authority, serving a copy of the same to both the Respondents, within 15 days from the date of receipt of this order of the Authority through email; and
- c) Complainant shall specifically state in his Affidavit in a Tabular Form all the payments made by him by mentioning the date, amount, money receipt number, if any, and the total amount paid by him; and
- d) Complainant shall send a copy of his Affidavit also to the email id of the Advocate of the Respondent Mr. Sujash Ghosh Dostidar, as mentioned above; and
- e) Respondent no.1 and 2 shall submit Written Response on Notarized Affidavit to the Affidavit of the Complainant, annexing therewith Notary / self Attested copy of supporting documents, and send the Affidavit (in original) to the Authority, serving a copy of the same to the Complainant, within 15 days from the date of receipt of the Affidavit of the Complainant, by post or by email, whichever is earlier. Respondent no.1 and 2 shall submit Affidavit jointly / separately.

Fix **20.06.2025** further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority