

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

Complaint No. WBRERA/COM000224

Subhadip Chakraborty and Esa Mukhopadhyay..... Complainants

Vs

Westroad LLP.....Respondent no.1

Rajendra Chatterjee.....Respondent No.2

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 12.11.2024	Complainants (Mob. No. 9830047212 & email Id- subhadipiicb@gmail.com) are present in the physical hearing and signed the Attendance Sheet. Advocate Mr. Anjan Kumar Mukherjee (Mob. No. 9830197127 & email Id:- mukherjeeas@gmail.com) is present in the physical hearing on behalf of the Respondents filing Vakalatnama and signed the Attendance Sheet. The Respondent submitted their Written Response on Notarized Affidavit dated 29.07.2024, as per the last order of this Authority dated 03.05.2024, which has been received by this Authority today at the time of hearing, though it was scheduled to be given by them within 30 days from the date of receipt of the order of the Authority dated 03.05.2024. Respondent is directed to be careful in this regard in future. However the Complainant already received the copy of the same from the Respondent and they filed their Rejoinder Affidavit dated 08.10.2024, which has been received by this Authority on 21.10.2024. The Respondent stated that they have received the Rejoinder of the Complainant last day itself so they need some time to counter the same. Heard both the parties in detail and Authority is pleased to give the following directions:- a) The Respondent will take necessary action as per provision in the Section 11.4(e) of Real Estate (Regulation and Development) Act, 2016	

to enable the formation of the Association of the Allottees including the Complainant so as to submit the Application to the Competent Authority observing all formalities and requirement under the West Bengal Apartment Ownership Act within 3 months from the date of receiving this order by email and submit Compliance Report of the same to the Authority on a Notarized Affidavit within 15 days after that.

- b) Respondent will take all measures for proper regular maintenance and upkeepment of the premises of the project in question till formation of the Association and they will not discriminate any Allottee including the Complainant in rendering such maintenance and others services.
- c) The Respondent may also submit their Reply as prayed on a Notarized Affidavit alongwith that submitted after deadline of 3 months towards submission of Application to the Competent Authority for Formation of Associations.

Fix **30.10.2025** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority