

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

Complaint No.WBRERA/COM 000931

Shukla Banerjee. Complainant

Vs.

Mr. Aditya Agarwal..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 27.05.2025	Complainant is present in the hearing physically and signed the Attendance Sheet. Advocate Debannwita Pramanik is present on behalf of the Respondent Promoter filing hazira and vakalatnama through email. The Respondent submitted a Notarized Additional Response enclosing the copy of Judgments as per the order of the Authority dated 18.02.2025, which has been received by this Authority on 24.02.2025. The Complainant also submitted her Rejoinder Affidavit dated 07.03.2025 which has been received by this Authority on 11.03.2025. Let both the Affidavits be taken on record. Heard both the parties in detail. After hearing both the parties and going through the Affidavits and other documents the Authority is of the considered opinion that the Respondent has failed to procure Completion Certificate of the project and to hand over the same to the Complainant and at the same time this project is to be considered as an ongoing project as per Section 3 of the Real Estate (Regulation and Development) Act, 2016. Hence, it is hereby, ORDERED a) That the Respondent shall take all measure to handover the Complainant, Completion Certificate for his Apartment as well as for the project preferably within 6 months from the date of receipt of this order of the Authority through email.	

b) Since the possession of the Apartment has already been taken over by the Complainant including registration of Deed of Conveyance, the Complainant is not entitled to get any delay interest as per provision of the Real Estate (Regulation and Development) Act, 2016.

c) For non-registration of the Project by the Respondent, separate proceeding will be initiated from the Authority end. Secretary WBRERA is directed to take action in this respect.

With the above directions the matter is hereby disposed of.

Let copy of this order be served to both the parties immediately.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority