

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

Complaint No. WBRERA/COM000929

Dhiraj Mandal ..... Complainant.

Vs.

1. Shiv Niketan Pvt. Ltd.
2. Bhutoria Construction Pvt. Ltd. .... Respondents.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
06 16.12.2025	<p>The Complainant, Dhiraj Mandal appeared physically by submitting hazira which shall be kept in record.</p> <p>The Respondents, Shiv Niketan Pvt. Ltd. and Bhutoria Construction Pvt. Ltd., represented by the Learned Advocate, Arcoh Chatterjee is present online at the time of hearing and he is requested to file hazira which should be kept in record.</p> <p>Heard both the parties in details.</p> <p>In the last hearing dated 19.8.2025 vide Order No. 5 the Respondents were directed to submit the Completion Certificate issued by the District Engineer of South-24-parganas Zilla Parishad and the details of invoices for demand of payment raised by them to the Complainant along with copy of supporting documents. But the Respondents have not filed any such Affidavit and in this regard the Learned Advocate appearing for the Respondents stated that he has sent the Affidavit along with the supporting documents through email to the Authority and the Complainant and the hard copy will be submitted later on.</p> <p>The Complainant stated that he has received only the Affidavit through email but he could not be able to download any other documents as stated above.</p> <p>Now, after checking the email the Authority also finds that only the Affidavit is downloaded but no other annexure could be downloaded.</p> <p>After hearing both parties, the Authority is pleased to give the following directions:-</p> <p>a) The Respondents are given one week time for filing the Affidavit as per Order No. 5 dated 19.08.2025 annexing therewith the self-attested/notary attested Completion Certificate issued by the District Engineer of South-24-parganas Zilla Parishad and the details of invoices for demand of payment raised by them to the</p>	

Complainant along with copy of the supporting documents and send the same to the Authority (in original) and to the Complainant both in hard and soft copies within **7 (seven) days** positively after receiving the instant Order through email; and

- b) The Complainant is directed to file Rejoinder Affidavit with regard to the Affidavit filed by the Respondents, if any, within **7 (seven) days** upon receiving the Respondent's Affidavit; and
- c) Both the Complainant and Respondents are hereby directed to file the Written notes on Argument mentioning the reference with regards to the Affidavits filed by them within **15 (fifteen) days** from the date of receipt of the order through email.

Fix after **4 (four) weeks** for next hearing.



(JAYANTA KR. BASU)  
Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority