

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

Complaint No. WBRERA/COM000994

1. Jitesh Sah
2. Payal Shaw Complainants.

Vs.

1. Bengal Greenfield Housing Development Company Ltd.,
2. Greenfield City Project LLP
3. Srijan Realty Pvt. Ltd.
4. N. K. Realtors Private Limited Respondents.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
05 16.12.2025	<p>The Complainants, Jitesh Sah and Payal Shaw, represented by Jitesh Sah, appeared online at the time of hearing of the instant Complaint. He is directed to submit hazira physically or online which shall be kept in record.</p> <p>The Respondent Nos. 1) Bengal Greenfield Housing Development Company Ltd. and 2) Greenfield City Project LLP, represented by the Learned Advocate, Mr. Subhayan Biswas appeared online at the time of hearing. He is directed to submit hazira physically or online which shall be kept in record.</p> <p>The Respondent No. 3, Srijan Realty Pvt. Ltd is absent in today's hearing. The Learned Advocate, Apurbaa Ghosh sent an email dated 12/12/2025 stating that they could not be able to attend the hearing today and prayed for granting an extension of time for hearing and fixing further date.</p> <p>The Respondent No. 4) N. K. Realtors Private Limited, represented by the Learned Advocate, Mr. Subrata Roy Chowdhury appeared online at the time of hearing of the instant Complainant. He is directed to submit hazira physically or online which shall be kept in record.</p> <p>Heard the parties present in today's hearing.</p> <p>After perusing the records, the Authority finds that the Respondent Nos. 1 and 2 have submitted Affidavit but they have not substantiated their statements made therein with supporting relevant documents.</p>	

After hearing all the parties, the Authority is pleased to give the following directions:-

- a) The Respondent Nos. 1 and 2 are hereby directed to file the Affidavit in Response afresh on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainants, annexing therewith notary attested/self-attested supporting documents and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainants, both in hard and soft copies, within **2 (two) weeks** from the date of receipt of the order through email; and
- b) The Complainant is at liberty to submit Rejoinder Affidavit in response to the Affidavit in Response filed by the Respondent Nos. 1 and 2, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainants, both in hard and soft copies within **2 (two) weeks** time after receiving the copy of the Affidavit by post or email whichever is earlier; and
- c) The Respondent No. 4 is hereby directed to submit an Affidavit explaining that it will be expunged from the instant Complainant as it being an Agent has not violated the Provision under Section 10 of the Real Estate (Regulatory and Development) Act, 2016 in functioning its duty as a real estate Agent in the Project.

Fix after **6 (six) 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