

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

Complaint No.WBRERA/COM001217

Manti Mondal..... Complainant

Vs.

Janapriyo Real Estate Pvt. Ltd..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 25.06.2025	Complainant Manti Mondal is present in the hearing through online mode .She is directed to file hazira through email. Respondent is represented by Ld' Advocate Mainak Mondal through online in the today's hearing. He is directed to submit his Harira and vakalatnama either online/physically. The complainant submitted that she executed an agreement for sale with the respondent including Bhaskar Naskar and others of Janapriyo Real Estate Private limited in the year 2014 for purchasing a plot of land measuring 2(two) kathas by making a payment of Rupees 7,80,000/- to the respondent where it was committed to her that the said plot of land will be delivered to her 48 months from execution of the said agreement. During this time she paid 45% of the total cost while signing the agreement for sale and further paid up to 80% of the total cost of the plot as agreed to between them.During this time when she visited the site and found no developmental work being executed by the respondent. She decided to hold back for the remaining payment to the respondent .However on receipt of a communication from the respondent that in event of non payment of the remaining 20% of the total cost of the land she will be refunded by deducting 30% of the advance paid by her by the respondent. The complainant submitted that under such compelling circumstances she paid full amount to the respondent for the plot of land . Now she seeks refund of the entire amount paid to the respondent along with the interest accrued on the principal amount as per the provision in the RERA Act 2016. Ld' Advocate for the respondents submitted that though he is in possession of the complaint made by the complainant in form M, necessary documents from the complainant including the agreement of sale executed between the complainant and his client as submitted by the complainant and further time to make his response into the instant complaint. After hearing the Complainant, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of	

the West Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions:-

The Complainant is directed to submit her total submission regarding the Complaint Petition on a Notarized Affidavit mentioning details of complaint and the reliefs sought for annexing therewith notary attested /self-attested copy of supporting documents and a signed copy of the Complaint Petition in **Form 'M'** and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and scan copies, within **10 (ten) days** from the date of receipt of this order of the Authority by email.

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested copy of supporting documents, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and scan copies, within **10 (ten) days** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. He is further directed to In close all certified copies of all permissions orders including registration certificate issued from erstwhile WBHIRA/WBREERA along with his Affidavit.

Fix next date **4(four) weeks** from this date for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority