

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

Complaint No. WBRERA/COM000754

Kunal Sharma..... Complainant

Vs

Sakshi Ganga Realtors Pvt. Ltd... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 <u>05.07.2024</u>	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Mr. Ramesh Prasad Shaw being the Director of the Respondent Company is present in the hearing through physical mode filling Authorization and signed the Attendance Sheet.</p> <p>Heard both the parties in detail.</p> <p>As per the Complaint Petition The Respondent promoter has sold the flat to him in December,2021 but till date the common amenities has not been provided neither been handed over to the flat owners. The Respondent-Promoter has not even registered his project "LINGHAM GANGES" under WBRERA and is forcefully collecting maintenance before obtaining Completion Certificate from the relevant Authority. The illegal /unauthorized construction is also being done as a regular malpractice is the Residential Complex. The promoter has not even obtained the Fire NOC for the G+6 building.</p> <p>The Complainant prays before the Authority for the following relief(s):-</p> <ol style="list-style-type: none">1. The Promoter should complete the project with all amenities promised in his brochure and obtain the Completion Certificate from the relevant Authority.2. The Respondent-Promoter should hand over the complex and transfer the tile of the land to the association of the flat owners.3. The Respondent-Promoter should reimburse the maintenance collected through its men and agents. <p>The Complainant prays before the Authority for the following interim relief(s):-</p> <p>The Respondent-Promoter should stop all unauthorized works and pay the maintenance by themselves till completion certificate is obtained.</p> <p>After hearing both the parties, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31</p>	

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 their total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested /self-attested copy of supporting documents and a signed copy of the Complaint Petition 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 **15 (fifteen)** 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 **15 (fifteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email, whichever is earlier.

Fix **23.10.2024** for further hearing and order.


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority