

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

Complaint No. WBRERA/COM000704

Tapas Datta..... Complainant

Vs

Mani Square Limited... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 05.07.2024	<p>Advocate Mr. Saptarshi Dutt (Mob. No. 9903210944 & Mail Id:dutt.saptarshi@gmail.com) & Ms. Saheli Chakraborty (Mob. No. 9163669988 & email Id: saheli.samaddar72@gmail.com) are present in the online hearing on behalf of the Complainant filing hazira and Vakalatnama through email.</p> <p>Chartered Accountant Mr. Amit Kumar Kedia (Mob. No.9051030174 & email Id: amit@kcapl.com) is present in the online hearing on behalf of the Respondent Company filing hazira and Authorization through email.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant he had booked a flat alongwith one car parking with the Respondent Promoter Company in the project 'Mani Vista' and accordingly he entered into one agreement for Sale on 25.04.2022 with the Respondent for a total consideration of Rs.1,34,02,263/-out of which the Respondent illegally took a sum of Rs.8,50,000/-for one open car parking but which is not actually a car parking but it is the common area of the building.</p> <p>The Complainant prays before the Authority for the following relief(s):-</p> <ol style="list-style-type: none">1. Return of amount and compensation u/s 18(1)(a).2. Punishment for non registration.3. Power of authority to call for information, conduct investigation. <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 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:-</p> <p>The Complainant is directed to submit their total submission regarding their Complaint Petition and also regarding the maintainability of this Complaint before the Authority on a Notarized Affidavit annexing therewith notary attested /self-attested copy of supporting documents and a signed copy of the Complaint</p>	

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 and also regarding the maintainability of this Complaint Petition, 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.

The **Complainant** is at liberty to submit a Reply/Rejoinder on notarized affidavit against the Written Response of the Respondent and also regarding the maintainability points, if any, and annexing therewith self attested or notary attested copy of supporting documents 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 the Affidavit of the Respondent by email or by post, whichever is earlier.

Fix **26.09.2024** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority