

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

Complaint No. WBRERA/COM000406

Partha Saha..... Complainant

Vs

Partha Ghosh, MD. Unnayan Builders Private Limited..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 18.07.2024	<p>Advocate Subhas Basu (Mobile no. – 8240131565, email id – subashbasu@yahoo.co.in), Advocate Hitendra Pramanik (Mobile.- (Mob. No. 9830596804) and Advocate Nirmalya Ghosh (Mobile – 9339506403) are present in the physical hearing and signed the Attendance Sheet.</p> <p>Advocate Shri Sujash Ghosh Dostidar (Mobile – 9433294287 and email – sujashgd1958@gmail.com) is present in the physical hearing on behalf of the Respondent.</p> <p>Complainant submitted Notarized Affidavit dated 10.06.2024, containing their full submission regarding this Complaint Petition, as per the last order of the Authority dated 29.04.2024, which has been received by this Authority on 12.06.2024.</p> <p>Respondent till date did not submit Written Response.</p> <p>Heard both the parties in detail.</p> <p>Complainant stated that due to some medical ground he could not submit his Affidavit within the stipulated timeline and therefore prayed for acceptance of his Affidavit by condoning the delay in this regard.</p> <p>Considered and granted the prayer of the Complainant.</p> <p>Let the delay on the part of the Complainant be hereby condoned and the Notarized Affidavit dated 10.06.2024, submitted by him, as mentioned above, be taken on record.</p> <p>Advocate of the Respondent at the time of hearing today prayed for a short time to file Written Response on Affidavit, as per the last order of the Authority dated 29.04.2024.</p> <p>Considered and granted the prayer of the Respondent and 15 days time is hereby granted to him to file Written Response on Notarized Affidavit.</p> <p>After hearing both the parties, the Authority is hereby pleased to give the</p>	

following directions:-

- a) 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 this order of the Authority through email; and
- b) Respondent is hereby given the **last chance** to file Written Response on Notarized Affidavit, failing which, no more chance and/or time shall be given to him to file Written Response on the ground of speedy disposal of justice as per section 29(4) of the Real Estate (Regulation and Development) Act, 2016; and
- c) Respondent is further directed to remain present positively on the next date of hearing, failing which, the Authority shall proceed with **ex-parte hearing and disposal** of this matter on the ground of speedy disposal of justice; and
- d) Complainant is at **liberty to file a Reply / Rejoinder** on Notarized Affidavit to the Written Response of the Respondent, 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, either by post or by email, whichever is earlier.

Fix **29.10.2024** for further hearing and order. On the next date hearing shall be held physically in the office of WBRERA.



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority