

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

Complaint No. WBRERA/COM(PHYSICAL)000023

Avinava Maiti .....Complainant

Vs.

Saltee Infrastructure Limited.....Respondent

Sl. Number and date of order	Order and Signature of Officer	Note of action taken on order
5 ----- 10.08.2023	<p>Advocate Arani Guha is present in the physical hearing on behalf of the Complainant and signed the attendance sheet.</p> <p>Mr. Anand Todi and Mr. Rahul Singh are present in the physical hearing on behalf of the Respondent and signed the attendance sheet.</p> <p>Heard both the parties in detail.</p> <p>The Complainant submitted a Supplementary Affidavit, regarding the payments made by the Complainants for Maintenance, Development and fee for formation of Association, as per the order of the Authority dated 24.04.2023, which has been received by this Authority on 26.06.2023.</p> <p>Let the Supplementary Affidavit of the Complainant be taken on record.</p> <p>The Respondent has submitted a Supplementary Written Objection on notarized affidavit dated 07.07.2023, in reply to the Affidavits of the Complainant, as per the last order of the Authority on 24.05.2023, which has been received by the Authority on 17.07.2023.</p> <p>Let the Supplementary Written Objection of the Respondent be taken on record.</p> <p>The Additional District Magistrate (L.A), North 24-Parganas, Barasat has sent a report vide Memo No. 67/XL/LAW, dated 27.07.2023, as per the direction of the Authority in the last order dated 24.05.2023.</p>	

Let the said report of ADM, Barasat be taken on record.

ADM, Barasat has stated in his report that to ascertain the actual number of unauthorized structures and law and order situation, detailed enquiry report is further required from BL&LRO, Rajarhat and S.D.O, Bidhannagar, Officer-in-Charge, Narayanpur Police Station. He also stated that the encroachment over the plots of land, if any, Competent Authority shall be requested to initiate the process for removal of unauthorized structures as per existing provision of Acts. He prayed for some more time to submit detailed enquiry report and action taken report.

Five directions have been given to the Respondent in the last order of the Authority 24.05.2023, being no. (a) to (e). The Complainant stated that directions (a) and (b) are not complied by the Respondent regarding drainage system of water waste and exit gate to be freed from encumbrance respectively. Regarding (c) and (d) i.e. regarding rooftop facilities and elevators to be provided respectively, some works have been done but the facilities are not completed in all respect till today. The direction no.(e) regarding intercom services as committed has been made operational by the Respondent after the last order of the Authority.

The Respondent stated that he will complete the roof top facilities and elevators as committed in the Agreement for Sale within 30<sup>th</sup> of September, 2023.

Respondent also stated that he will try to complete the works regarding drainage system of water waste and exit gate to be freed from encumbrances within the time line as directed by the Authority.

After hearing both the parties, the Authority is pleased to direct the following:-

- a) The Respondent shall complete the roof top facilities and the elevators as committed by him in the Agreement for Sale within 30<sup>th</sup> Sept, 2023.
- b) The Respondent shall complete the drainage system of water waste within six (06) months from today.
- c) The D.M. shall arrange to submit the final report regarding removal of encroach for the exit gate within three months and submit report accordingly.
- d) An inspection to be done on the load bearing capacity of the D.G. set jointly

by both the Complainants and Respondents and the expenses shall be borne by both the parties and steps shall be taken thereafter by the Respondent as per the inspection report within 30<sup>th</sup> Sept., 2023.

The matters shall be reviewed on the next date of hearing.

Fix **05.10.2023** for next date of hearing and order.



(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority