

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

Complaint No. WBRERA/COM000165

Shova Ghosh Complainant

Vs

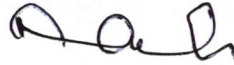
Bengal Shapoorji Housing Development Pvt. Ltd..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
05 18.04.2024	<p>Complainant alongwith her Advocate Amina Maji (Mob. No. 9474700409 & email Id – sumanta200371@gmail.com) is present in the online hearing filing hazira and vakalatnama, as the case may be, through email to the Authority.</p> <p>Authorized Representative of the Respondent Mr. R.K.Chaturvedi and Advocate Rami Das Chatterjee are present in the online hearing on behalf of the Respondent, filing hazira and vakalatnama through email.</p> <p>Heard both the parties in detail.</p> <p>The Complainant stated that the Agreement for Sale has been registered on 07.09.2023 but the Agreement is not in conformity with the provisions of Real Estate (Regulation and Development) Act, 2016 and rules made there under and also not in conformity with the provisions of the erstwhile WBHIRA Act, 2017. She also stated that parking matter has not been included in the Agreement for Sale and there is no whispering about the parking to be allotted to the Complainant.</p> <p>The Respondent stated that as this is a mass housing project consisting of approximately 2000 flats therefore it is not possible to allot parking at the time of execution and registration of the Agreement for Sale. Subsequently the Respondent will give provisional booking letter for parking to the Complainant and parking will be allotted as per the availability and separate Agreement for Sale will be executed for the open parking space.</p> <p>After hearing both the parties, the Authority is pleased to direct the following:-</p> <p>a) The Complainant shall submit an Amendment Petition with a prayer to</p>	

include the subsequent event of registration of the Agreement for Sale and the allegation that the Agreement for Sale is not at per with the provisions of the RERA Act and Rules made thereunder and allotment of parking space has not been mentioned in the said Agreement for Sale and the Complainant shall also submit an Affidavit containing submission of the Complainant in support of the claims in the Amendment Petition, and send the Amendment Petition and Affidavit (in original) to the Authority, serving a copy of the same to the Respondent, within **15 days** from the date of receipt of this order of this Authority through email; and

- b) The Respondent shall submit a Notarized Affidavit to the Amendment Petition and Affidavit regarding the claims in the Amendment Petition of the Complainant and shall submit the Affidavit (in original) to the Authority, serving a copy of the same to the Complainant, within **15 days** from the date of receipt of the Amendment Petition and Affidavit of the Complainant by mail or by speed post, whichever is earlier.

Fix **25.07.2024** for further hearing and order.



(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority