

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/COM000559

Abhijit Nag..... Complainant

Vs

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

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 24.01.2024	<p>Complainant (Mobile – 7044094925, email id – anagchat@gmail.com) is present in the online hearing filing hazira through email.</p> <p>Advocate Rami Das Chatterjee (Mob. 9836454874 &amp; email Id- rami.chatterjee@gmail.com) is present in the physical hearing on behalf of the Respondent filing hazira and vakalatnama through email.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant, possession of '<b>Sukhobrishti Spriha Phase 7</b>' is held up, not yet handed over, supposed to be delivered within 36 months from the date of allotment of the Apartments (Date of Allotment 12.12.2016).</p> <p>In this Complaint Petition, the Complainant prays before the Authority for the relief of early possession of the apartment with all necessary compensation as per RERA Act and Rules.</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 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 her total submission regarding his Complaint Petition on a Notarized Affidavit, giving therein in a tabular form all the payments made by the Complainant chronologically specifying date and amount of payment, annexing therewith notary</p>	

attested /self-attested 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 soft copies, within **15 (fifteen)** days from the date of receipt of this order through email.

The Complainant is further directed to send a scan copy of the Affidavit with annexure to the Advocate of the Respondent in his above mentioned email id.

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 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 soft 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.

Inspite of the above directions, both the parties are at liberty to mutually settle the issues between them by amicable discussions and if they arrive at a mutual settlement, they shall submit a Joint Notarized Affidavit signed by both to the Authority, containing the terms and conditions of the mutual settlement and send the Affidavit (in original) to the Authority, before the next date of hearing and Respondent shall take initiative in this regard.

Fix **22.05.2024** for further hearing and order.

Sd/-

(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority

Sd/-

(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority

Sd/-

(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority

Certified to be true copy

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*Sd/-*  
24.01.2024

Special Law Officer  
West Bengal Real Estate Regulatory Authority