

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

Complaint No.WBRERA/COM 000148

Arup Kumar Bhattacharjee Complainant

Vs.

Rajwada Realtech..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
01 27.07.2023	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Advocate Sunny Shaw is present in the online hearing on behalf of the Respondent. He is directed to file his hazira and Vakalatnama through email immediately after today's hearing.</p> <p>Heard both the parties in detail.</p> <p>The Complainant submitted that he booked one 3BHK flat at 'Rajwada Global City Phase - I', Narendrapur, Kolkata of the Respondent Company under Rajwada Group in the month of June, 2021. The Complainant requested the Respondent to modify and delete few points of the draft Agreement For Sale but they refused to do so. So the Complainant sent them a mail to cancel his booking and return the booking amount of Rs.25,000/- but the Respondent straightaway rejected his request saying that booking amount cannot be refunded which is clearly mentioned in their booking form and the Complainant have agreed to that at the time of booking.</p> <p>Complainant prays for the relief of refund of the booking amount of Rs.25,000/- at the earliest.</p> <p>After hearing both the parties, the Authority is hereby pleased to admit this matter for further hearing and order as per section 31 of</p>	

RERA Act, 2016 read with Rule 36 of the WBRERA Rules, 2021 and give the following directions:-

The Complainant is hereby directed to submit his total submission regarding his Complaint Petition on a Notarized Affidavit annexing therewith notary / self attested supporting documents and a signed copy of the Complaint Petition and send the original Affidavit 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.

Complainant is further directed to send a scan copy of his Affidavit to the email id of the Advocate of the Respondent, which is given below,-

sunnyshaw.info@gmail.com

The Respondent is hereby directed to submit his Written Response on a notarized affidavit to the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested supporting documents, if any, and send the original Affidavit 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.

Fix **03.10.2023** 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