

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)000012

Niraj Singh and Kamaljeet Kaur Singh .....Complainant

Vs.

Saltee Infrastructure Limited.....Respondent

Sl. Number and date of order	Order and Signature of Officer	Note of action taken on order
4 ----- 24.05.2023	<p>Advocate Disha Biswas is present in the online hearing on behalf of the Complainant. She is directed to submit her hazira through email to the Authority immediately after the hearing.</p> <p>Advocate Rahul Karmakar is present on behalf of the Respondent in the online hearing. He is also directed to submit his hazira through email to the Authority immediately after the hearing.</p> <p>Heard both the parties in detail.</p> <p>The Advocate present on behalf of the Complainant prayed for some time to file a Notarized Affidavit as per the last order of the Authority dated 24.04.2023.</p> <p>Considered and granted the prayer of the Advocate of the Complainants and 15 days' time is hereby given to the Complainant.</p> <p>Complainant is hereby directed to submit the said Affidavit as per the instructions given in the last order of the Authority dated 24.04.2023 and submit the same within 15 days' from the date of receipt of this order of the Authority by email. No further extension of time will be granted to the Complainant for submission of the Affidavit.</p> <p>Respondent is directed to submit a Notarized Affidavit giving specific reply to the said Affidavit of the Complainant as per the instructions given in the last order of the Authority dated 24.04.2023 and submit the same within 15 days from the date of receipt of the Affidavit of the Complainant by post or by email whichever is earlier.</p>	

The Respondent is hereby directed to take necessary steps immediately for providing the following facilities as agitated by the Complainant as given below:-

- a) No drainage system of water waste - To take up the matter of drainage system with Bidhannagar Municipal Corporation (B.M.C).
- b) Exit-gate not free from encumbrance - To take up the matter with District Administration, North 24-Parganas.
- c) Rooftop facilities to be provided as committed.
- d) To provide elevators as committed.
- e) Intercom services as committed, is to be made operational.

The Authority shall review the status of these facilities after two months from today on the next date of hearing.

Respondent shall submit an Notarized Affidavit to the Authority specifically mentioning which steps he has taken to provide the above mentioned facilities to the Complainants and submit the same within two months from today.

The Commissioner of Bidhannagar Municipal Corporation is hereby directed to give a report regarding the present status of the project named 'Saltee Splendor 148' situated near Jagardanga More, Kolkata – 700 136 and send the report to the Authority within 1 (One) month from today. He is also directed to take necessary steps for providing proper drainage system of water waste from the said project. Respondent will take up the matter expeditiously with the Commissioner, B.M.C.

District Magistrate, North 24-Pagarnas is hereby directed to arrange for necessary enquiry into the alleged encroachment, if any, around the gate of the property named 'Saltee Splendor 148' situated near Jagardanga More, Kolkata – 700 136 from the exit gate of the project and take appropriate action and submit a detailed report keeping in mind law and order situation.

The name and address of the Promoter of the said project is Saltee Infrastructure Limited, AE 40, AE Block, Sector-1, Bidhannagar, Kolkata – 700 064. Email Id: [saltee@salteegroup.com](mailto:saltee@salteegroup.com), Authorized Signatory-Anand Todi

& Mobile No. 9831097016.

The Secretary, WBRERA, is hereby directed to send the copy of this Order to the District Magistrate, North 24-Parganas and the Commissioner, Bidhannagar Municipal Corporation along with the copy of the Complaint.

Fix 28.07.2023 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



**(TAPAS MUKHOPADHYAY)**

Member

West Bengal Real Estate Regulatory Authority