

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

Complaint No. WBRERA/COM000476

Ahmer TahirComplainant

Vs

Realtech Nirman Pvt. Ltd.....Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 <hr/> 26.06.2024	<p>Complainant is present in the online hearing filling hazira through email.</p> <p>Advocate Smt. Neha Gupta being the authorized representative of the Respondent is present in the online hearing filing hazira and authorization through email.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant, he has booked a parking space of a for 4-wheeler through online lottery system by the Respondent-builder. The parking number is allocated to him is 101, this parking does not have sufficient space to park a medium size vehicle and the most important thing is there is no space to drive till my parking number 101. There is different project Maya classic and there a grill boundary between Maya complex and Maya classic. He got the parking allotment letter on 07.10.2020 and till now he is not able to use his parking space and have to park his vehicle to someone else parking by paying a parking rental fees. He has asked many times to the Respondent to solve his problem but no response, its been three years , he is unable to use his parking space that he has bought by paying Rs. Rs.3,00,000/- and prayed for urgent intervention in this matter.</p> <p>The Complainant prays before the Authority for the relief of for compensation for last 3 years where he parked my vehicle to other's parking and a alternate parking with free ingress and egress with good space to park medium size car.</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>At first both the parties are directed to take initiative to amicable settle the matter by mutual discussion within a period of 30 (thirty) days from the date of receipt of this order of the Authority by email and if they arrive at a mutual settlement, then they shall submit a 'Joint Affidavit', signed by both the</p>	

parties, containing the terms and conditions of the mutual settlement and send the Affidavit **(in original)** to the Authority before the next date of hearing.

If they fail to arrive at a mutual settlement then -

The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested copy of 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 scan copies, within **10 (ten)** days from the date of expiry of **30 days which has been allowed hereinabove for mutual settlement** of the matter between the parties.

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 copy of 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 scan copies, within **10 (ten)** days from the date of receipt of the Affidavit of the Complainant either by post or by email, whichever is earlier.

Fix **10.09.2024** for further hearing and order.



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority