

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-000072

Subhajit Sen ..... Complainant

Vs.

M/S Dhoot Realtors Private Limited..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
01 <u>27.04.2023</u>	<p>Complainant is present in the online hearing. He is directed to send his hazira through email immediately after the hearing.</p> <p>Advocate Sarosij Dasgupta is present on behalf of the Respondent Company. He is also directed to send through email hazira and Vakalatnama immediately after the hearing.</p> <p>The Complainant has sent a letter on 23.02.2023 to the Authority and requested for correction of the details of the Respondent as follows:</p> <p>Name of the Respondent: M/s. Dhoot Realtors Private Limited.</p> <p>Address of the Respondent: C/o, Pratham Project Office, Block-3, 1<sup>st</sup> Floor, 26 B.T. Road, Kolkata – 700 058.</p> <p>Let the above mentioned letter of the Complainant be taken on record. It is hereby considered and granted. Let the Cause-title and records of this instant Complaint Petition be corrected accordingly. Henceforth all the communication to the Respondent in this matter shall be sent to this address of the Respondent.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant he has purchased a flat in the project named 'Pratham' of the Respondent Company and he has taken possession of the flat and Deed of Conveyance has already been</p>	

executed and registered. But he has facing the following problems in connection with the flat and the project which are as follows:-

1. Northern side fencing wall not done and pilferages took place already.
2. STP system for 376 flats are not working as per required specification of system and serious health hazards take place already.
3. Daily @4000 liters (minimum) effluent waters (with bad smell) of the entire 376 flats everyday outflow into vast pond of the said complex and thus it has been polluted, and health hazards seriously have taken place already.
4. No Waste Management system for such 376 flats and thus area is polluted and health hazards seriously have taken place already.
5. CC Tvs are not properly installed around the entire project of 10.5 bighas of land and therefore security management is seriously in question with past incidents.
6. No Medical Centre is in operation as declared by the Respondent.
7. Swimming Pool has not been made as per standard system and now closed.
8. In spite of repeated submissions, no audit report is shown against the huge amount of Maintenance funds are collected @Rs.2.50 sqft., for 376 flats and one year's advance amount of Maintenance already deposited.

After hearing both the parties, the Authority is satisfied to admit this matter for further hearing and order.

The Complainant is directed to submit his total submission regarding his Complaint Petition on a Notarized Affidavit annexing therewith notary attested supporting documents, if any, 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 days from the date of receipt of this order

through email.

The Respondent is directed to submit his Written Response regarding the Complaint Petition on a Notarized Affidavit 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 days from the date of receipt of the Affidavit of the Complainant either by email or by speed post, whichever is earlier.

Fix **06.06.2023** for further hearing and order.



(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member 27/4/2023

West Bengal Real Estate Regulatory Authority