

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

Complaint No. WBRERA/COM000126

Surmit De.....Complainant

Vs

Ideal Real Estates Private Limited..... Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
05 ----- 07.08.2024	<p>Advocate Proteek Debnath is present in the online hearing on behalf of the Complainant filing hazira and vakalatnama through email.</p> <p>Respondent is absent despite due service of hearing notice through speed post and also by email.</p> <p>Let the said track record of due service of hearing notice to the Respondent be kept on record.</p> <p>Complainant submitted a Notarized Affidavit dated 21.03.2024, stating the present status of this matter, which has been received by this Authority on 22.03.2024.</p> <p>Let the said Affidavit of the Complainant dated 21.03.2024 be taken on record.</p> <p>Heard the Complainant in detail.</p> <p>The Complainant stated that there has been a mutual settlement between the parties regarding the issues between them and as per the said settlement the Complainant is ready to take delivery of possession of the flat.</p> <p>After hearing the Complainant and taking into consideration the</p>	

Affidavit submitted by the Complainant on 21.03.2024, the Authority is hereby pleased to give the following directions:-

- a) Let '**Argent Infrabuild Private Limited**' be included as **Respondent no.2** in this matter and **Ideal Real Estate Private Limited** be henceforth referred as **Respondent no.1**. Respondent no.2 is a necessary party for adjudication of this matter. A **Development and Management Agreement dated 09.09.2022** has been executed between Respondent no.1 and Respondent no.2 and Respondent no.2 has given financial assistance to Respondent no.1, therefore, Respondent no.2 is also a **Promoter** as per section 2(zk) of the Real Estate (Regulation and Development) Act, 2016; and
- b) Respondent shall deliver the possession of the flat, booked by the Complainant, to the Complainant within **30 days** from the date of receipt of this order of the Authority through email; and
- c) Complainant shall submit before the Authority in a concise Form in a Notarized Affidavit stating that how much he has to pay for the flat and how much interest he is claiming for delayed possession of the flat and send a copy of the same to the Respondent, within **15 days** from the date of receipt of this order of the Authority through email; and
- d) Respondent is also directed to submit before the Authority in a concise form on Notarized Affidavit stating that how much amount is required to be paid by the Complainant and how much amount they are liable to pay to the Complainant for delayed delivery of flat and send a copy of the same to the Complainant, within **15 days** from the date of receipt of the Affidavit from the Complainant, as per direction at (b) above.

Fix **30.09.2024** for further hearing and order.

  
(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority

  
(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority