## ORDER SHEET

## WEST BENGAL HOUSING INDUSTRY REGULATORY AUTHORITY

Complaint No. COM-- 000134 of 2019

Souray Saraf......Complainant

AND

Abhishek Poddar......Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action Taken on order
1		
19-09-2019	Complainant is present. Respondent is not present despite notice being duly served upon the Respondent, as confirmed by Postal Authorities. Respondent also did not submit written response on the complaint petition duly served upon him.	
	One Mr. Abhishek Poddar claiming to be authorised by the Respondent Company appeared during the hearing. He could not produce any letter of authority from the Respondent.	
	The Complainant is heard in details. Complainant Mr. Sourav Saraf has sought direction upon the Respondent to fulfil the obligations of deed of conveyance entered into by both the parties on 17/12/2015 as regards common area facilities. He has further sought direction to the Respondent to provide the copy of completion certificate and other documents as required for registration of Apartment Owners' Association.	
Sd/- Dictated & corrected by me	After examining the documents and submissions, this is noticed that possession of the property and execution of deed took place long ago prior to commencement of WBHIRA Act, 2017. As the possession of property concluded for this completed project prior to coming into effect of WBHIRA	

Act, 2017 and therefore, WBHIRA Authority dismissed the complaint with the liberty to raise the issue before appropriate forum.

However, the representative of Respondent offered to provide required documents like completion certificate and other documents as required by Complainant for formation of Apartment Owners' Association on proper application to be made to Respondent.

Sd/-Dictated & corrected by me Let the Complainant approach to the Respondent with the written prayer accordingly, Respondent will respond to it within two weeks of such written communication received from Complainant.

Complaint is thus disposed off.

Sd/(ONKAR SINGH MEENA)
Designated Authority,
Housing Industry Regulatory Authority,
West Bengal.