

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

Complaint No. WBRERA/COM 001439

Gopal Krishna Pal Complainant

Vs


Godrej Properties Limited Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 03.12.2025	<p>Complainant along with Advocate Krishnendu Ghosh (mobile no:- 7003734610 and email id:- ghoshk2103@gmail.com) is present in today's hearing through online mode and physically respectively on behalf of the Complainant by filing vakalatnama and signing the attendance sheet.</p> <p>Mr. Sibasish Chatterjee (email:- sibasish.chatterjee@godrejproperties.com), Assistant Manager, Legal Representative of the Respondent Company is present in the physical hearing by filing the Board Resolution and signing the attendance sheet.</p> <p>Heard both the parties in detail in detail.</p> <p>As per the Complainant he booked an apartment bearing Unit no. 106 on the 1st Floor in Tower Sahyadri in the Project "Retreat at Godrej Prakriti" entering into an Agreement for Sale. As per the Agreement the possession was to be handed over to the Complainant by 30.06.2025, unless delayed due to a force major event, as defined under the Agreement. But it has now been communicated to the Complainant that the possession is being postponed to meet-2026 which is a delay of several months beyond the stipulated delivery timeline.</p> <p>The Complainant prayed for relief of payment of interest by the Respondent for each month of delay beyond the committed date of 30.06.2025 as per provision under section 18(1) of RERA Act, 2016 read with relevant Rules. The Complainant also prays for additional compensation of Rs. 2,00,000/- in view of additional mental agony etc. the Complainant also prays for an interim order to be issued to restrain the Respondent from demanding or collecting further payment until the project is complete, which is also the milestone as per the Sale Deed.</p> <p>After hearing the Complainant, 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>The Complainant is directed to submit his total submission regarding their</p>	


Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested 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 soft copies, within **21 (twenty one)** days from the date of receipt of this order of the Authority by email.

The Respondent is hereby directed to submit their Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested 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 soft copies, within **21 (twenty one)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **after 8(eight) weeks** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority