

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

Complaint No. WBRERA/COM 001649

Amitava Chowdhury 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>Complainant stated that as per Agreement for Sale dated 28.11.2022 the assured date of possession of his allotted apartment was 30.06.2025. But despite the lapse of nearly five months the complainant has not received any communication from the Respondent regarding the possession, revised timelines or reasons for delay. In spite of letter address to the Respondent by the Complainant on 04.09.2025, till date no response has been received. Such continued silence is causing serious concern, especially regarding the timely delivery of possession.</p> <p>The Complainant prayed for relief of declaration by the Respondent a definitive and final date of handover of his Apartment with reasons for the delay in possession and confirmations from the Respondent whether the delay is being attributed force majorly. Complainant also prayed for an interim order as per provision of clause 9.2 of the Agreement according to which he is entitled to withhold further payments until the possession issue is resolved.</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 Complaint Petition on a Notarized Affidavit annexing therewith notary</p> | |

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.

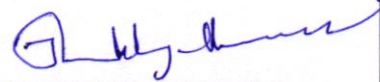
Fix **after 8(eight) weeks** for further hearing and order.



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority