

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

Complaint No. WBRERA/COM000433

Partho Roy. Complainant

Vs.

Sandeepg.Realestates Limited..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 <u>18.07.2024</u>	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Chartered Account Mr. Amit Kumar Kedia (Mobile - 9414046121 & email Id: amit@kcapl.com) is present in the online hearing on behalf of the Respondent filing hazira and authorization through email.</p> <p>Heard both the parties in detail.</p> <p>As per the Complaint Petition the Respondent-Builder used substandard material and therefore there is seepage in flat and corridor within a period of one year. The interiors damaged, walls popped up and there is also unclean water.</p> <p>The Complainant prays before the Authority for the following relief(s):-</p> <p>a) Necessary direction for repairing of the seepage etc. and payment for the damage of the interiors.</p> <p>b) Necessary direction for Proper maintenance; and</p> <p>c) Necessary direction for Good pure drinking water; and</p> <p>d) Necessary direction for Gym, club house etc. required to be provided as per Agreement.</p> <p>After hearing both the parties, 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 his</p>	

Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested copy of 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 scan copies, within **15 (fifteen) days** from the date of receipt of this order through email.

The Complainant is further directed to send a scan copy of his Affidavit alongwith annexure to the email ID of the Authorized Representative of the Respondent, as mentioned above.

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested copy 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 scan copies, within **15 (fifteen) days** from the date of receipt of the Affidavit of the Complainant, either by post or by email, whichever is earlier.

Respondent is further directed to submit in his Affidavit **point-wise Response to the Reliefs claimed** by the Complainant.

Fix **14.11.2024** for further hearing and order.



(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority