

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

Complaint No.WBRERA/COM000763

Abhijit Chandra..... Complainant

Vs

G.G Group.....Respondent No.1

Suraj Prakash Goswami.....Respondent No.2

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 29.01.2025	The Complainant is present in the hearing through online mode filing hazira through email. Respondent is present in the hearing through online mode filing hazira through email. Heard both the parties in detail. As per the Complainant, he booked a flat in the project developed by the Respondent being the partner of GG Group (Goswami and Guin Group) on 31st December, 2021. The Execution of Deed of Conveyance was made on 29.09.2023 and the Complainant is now residing in the flat. As per sales deed the built up area is shown as 723 sq. ft. but as per actual verification a short fall of 70 sq. ft. (approx) was found out by the Complainant. The Respondent changed building plan without any information or consent, converted water reservoir into soak pit, no fire safety devices has been installed. The Respondent has not handed over the Completion Certificate and other relevant documents for which the Complainant cannot make the mutation certificate. Moreover the Respondent has mentioned Rs.25,00,000/- in Sale Deed though the Complainant has actually paid Rs.32,00,000/- to the Respondent through online, cheque and cash. The Complainant prayed for relief of compensation regarding his monetary losses as mentioned above alongwith interest as per provision of RERA Act and also repairing of cracks and proper action to be taken by the Respondent to complete the pending works. The Respondent being the partner of the Company stated that the Complainant has not made any communication to them regarding the issues and as such he is not in a position to give his submission at present. 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:-

Let GG Group be recorded as Respondent No.1 and Suraj Kumar Goswami as Respondent No.2.

The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested copy of supporting documents and a signed copy of the Complaint Petition and send the original Affidavit 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.

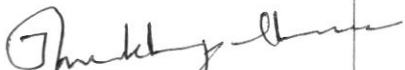
The Respondents are hereby directed to submit its Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested copy of supporting documents, if any, and send the original to the Authority serving a copy of the same to the Complainant, both in hard and soft 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.

The Respondents shall also mention categorically in their Affidavit whether they got their project registered with erstwhile WBHIRA / WBRERA or not. If yes, they shall mention the registration number annexing the Registration Certificate. If not, they will explain why they have not taken the registration violating the provision of section 3 of the RERA Act, 2016.

Fix **03.12.2025** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority