

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

Complaint No. WBRERA/COM000252

Arnab Ghosh..... Complainant

Vs

Godrej Properties Limited.....Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 07.03.2024	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Mr. Sibasish Chatterjee being Legal Representative of the Respondent Company 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 Complainant he is the resident of '<b>Godrej Prakriti Annapurna</b>' <b>Apartment (flat no. 1804)</b> project of the Respondent Company and he is suffering from last few years due to usage of substandard material and worst workmanship delivered by Godrej. This issue was highlighted to Godrej multiple times with proper evidences, however Godrej never acknowledged that there was a mega negligence from supervision perspective during construction phase. Instead of proper investigation of the issue/analysis of the root cause/feasibility analysis for rectification Godrej every time proposed to do a temporary patch work so that the warranty period is over and finally Godrej can get away from the responsibilities. This is a sheer demonstration of incompetency by Godrej Project Team and intentionally depriving its customer.</p> <p>In this Complaint Petition the Complainant prays before the Authority for the following relief(s):-</p> <p>The Respondent should pay compensation for complete re-plastering of the interior of the flat, so that he can temporary relocate, arrange for re-plastering followed by repainting and come back to apartment with his family.</p> <p>After hearing both the parties, it appears that the Complainant is praying</p>	

for compensation for use of sub-standard material in the project namely 'Godrej Prakriti Annapurna Apartment. As per section 71 of the Real Estate (Regulation & Development) Act, 2016, the power of awarding compensation vests with the Adjudicating Officer in the WBRERA and any person can file an Application as per Form 'N' of the WBRERA Rules, as per section 71 of the Real Estate (Regulation & Development) Act, 2016, claiming compensation before the Adjudicating Officer of WBRERA.

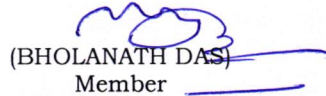
Therefore, the matter is hereby not admitted for further hearing and order as per provision of Section 31 of Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of the West Bengal Real Estate (Regulation & Development) Rules, 2021 and it is hereby rejected.

Let the copy of this order be served to both parties through speed post and also by email immediately.



(SANDIPAN MUKHERJEE)  
Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)  
Member

West Bengal Real Estate Regulatory Authority