

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

Complaint No.WBRERA/COM 000819

Raktim Gangopadhyay & Anindita GangopadhyayComplainant

Vs.

Godrej Amitis Developer LLP Respondent

Sl. Number and date of order	Order and signature of the Officer	Note of action taken on order
02 23.06.2025	Advocate Somnath Chattopadhyay is present in the physical hearing on behalf of Complainant filing Vakalatnama and signed the Attendance Sheet. Mr. Shibasis Chatterjee, Legal Representative of the Respondent company is present in the physical hearing today filing hazira and signed the Attendance Sheet. Complainant submitted Affidavit as per last order of the Authority dated 21.08.2024, which has been received by the Authority on 12.02.2025. The Respondent also submitted Affidavit in response to Affidavit of the Complainant, which has been Received by the Authority on 24.03.2025. Heard both the parties in detail. Complainant stated that the draft Agreement for Sale received from the Respondent Company has not been prepared as per Annexure-A, i.e. Draft Agreement for Sale, as per WBRERA Rules (West Bengal Real Estate Regulation and Development Rules), 2021. Instead of repeated communication through email and over telephone, the same has not been rectified as per Annexure-A and therefore, he prays before the Authority for refund of entire booking amount paid to the Respondent. The Respondent stated that the Draft Agreement for Sale has been prepared as per Annexure-A and sent to the Complainant and there is no deviation of Draft Sale Agreement. When asked for submission of any rejoinder of the Affidavit submitted by the respondent, the Complainant stated that he has nothing to add on the Affidavit already submitted by him. The Respondent wanted to add some additional points to the Affidavit already submitted and to submit a brief note of arguments. After hearing both the parties, the Authority is hereby pleased to give the following directions:- A. The Respondent may submit some additional points on the Affidavit already submitted by him within 30(thirty) days from the date of receiving this order by speed post or by email whichever is earlier.	

B. The Complainant may submit a rejoinder on additional points and notes of arguments within further **15(fifteen)** days after receiving the same from the Respondent.

Let copy of this order be served to both the parties immediately.

Fix **24.11.2025** for further hearing and order.


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority