

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

Complaint No.WBRERA/COM000801

Kaushik Kumar Das..... Complainant

Vs

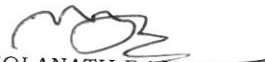
Riya Green Valley LLPRespondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 29.01.2025	Advocate Kanchan Das (Mobile – 7838412183 and email – advkanchan1512@gmail.com) is present in the hearing physically on behalf of the Complainant filing vakalatnama and signing Attendance Sheet. Shri Gopal Krishna Lodha is present in the hearing physically on behalf of the Respondent filing Authorization and signed the Attendance Sheet. Heard both the parties in detail. As per the Complaint Petition, the fact of the case is that,- The Complainant purchased a flat (flat no.4E, Block – 4) in Riya Gitanjali Complex of the Respondent through Registration dated 04.07.2019. Initially there were very few minor cracks on walls but later on this crack widen and length of this cracks are getting increased day by day. These cracks are quite noticeable from far on both interior and exterior walls. One of these cracks widen and extended from inner side to outer side of wall which is a clear case of structural damage. Some walls of this flat were affected by dampness causing fading of colours of wall or paint peeling off and dampness is also causing concerned to the health of the occupance. Apart from it there are many defects found in the building including cracks and pot holes on roof surface due to poor workmanship. Moreover there is soil erosion underneath the southern part of block 6 and block 7 causing continuous sliding to the nearby pond. The Complainant prays for relief of awarding monetary compensation for the defects as mentioned if such defects are not properly repaired and rectified by the Respondent. After hearing both the parties, the Authority is pleased to give the following directions:- 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 **21 (twenty-one)** days from the date of receipt of this order through email.

The Respondent is 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 **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 **14.11.2025** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority