

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/COM000147

Ang Tashi Sherpa ..... Complainant

Vs.

Sandeepg. Realestate Limited..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
01 25.07.2023	<p>Complainant is present in the online hearing. He is directed to submit his hazira through email to the Authority immediately after today's hearing.</p> <p>Advocate Nikhilesh Mittal is present in the online hearing on behalf of the Respondent, filing hazira and Vakalatnama through email.</p> <p>Heard both the parties in detail.</p> <p>The Complainant stated that a flat of area 1477 Sq.ft. (Super Built) in the project named as '<b>Mayfair Greens 2</b>' at Block 'Daisy', situated at Matigara, Siliguri of the Respondent Company was registered on 01.02.2022 in favour of the Complainant. Within two months after possession, at the onset of rainy season, in August, 2022, there was heavy water seepage in the flat. Eventually on October, 2022 crack started to appear at multiple walls and columns. The Respondent had promised garden and exercise area on the roof but because of poor construction and planning, it led to huge water seepage on the top floor and the promised amenities are also discarded now by the Respondent Company.</p>	

The Complainant prays for the following relief:-

- a) Water seepage to be resolved on urgent basis and all cracks to be repaired by the Respondent.
- b) Plaster putty and paint to be done at all walls after work is completed.

The Advocate of the Respondent stated that this matter is not maintainable before this Authority as completion certificate of this project was obtained on 14.06.2022 by the Respondent Company and the RERA Act came into operation in the State of West Bengal on 31<sup>st</sup> January, 2023.

After hearing both the parties, the Authority is pleased to give the following directions:-

The Complainant is directed to submit his total submission regarding his Complaint Petition on a Notarized Affidavit annexing therewith notary attested 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 soft copies, within 15 (fifteen) days from the date of receipt of this order through email.

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 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 Respondent is further directed to state his submission regarding maintainability of this matter before this Authority in

his Written Response and also annex a Notary Attested copy of Completion Certificate with his affidavit.

Fix **31.08.2023** for further hearing and order.



(SANDIPAN MUKHERJEE)  
Chairperson  
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)  
Member  
West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)  
Member  
West Bengal Real Estate Regulatory Authority