

West Bengal Real Estate Regulatory Authority
Calcutta Greens Commercial Complex (1st 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 Authority	Note of action taken on order
04 06.11.2023	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Advocate Nikhilesh Mittal [Mob. No 9836091518 and email ID: nikhilesh79@gmail.com] is present in the online hearing on behalf of the Respondent filing hazira and vakalatnama.</p> <p>The Respondent has submitted hard copy of Written Response on a Notarized Affidavit regarding this Complaint Petition and Affidavit of the Complainant dated 07.10.2023, as per the last order of the Authority dated 10.10.2023, which has been received by this Authority on 30.10.2023.</p> <p>Let the said Written Response of the Respondent be taken on record.</p> <p>Respondent also submitted an 'Inspection Report' conducted on 31.10.2023, before the Authority by email.</p> <p>Let the said Inspection Report be taken on record.</p> <p>Shri Pratik Mukherjee, Engineer inspected the flat no.D-501 of Mayfair Greens 2 on behalf of the Promoter / Developer and he stated in the said report that no damping was found in the flat, in some areas some minimal hair-cracks have been found which can be rectified at the time of putty work.</p> <p>Heard both the parties in detail.</p> <p>Respondent stated that a site inspection was carried on 31.10.2023 in the presence of the Complainant and the following</p>	

were the findings in the said Inspection Report :-

- a) No damping was found; and
- b) A total of 7 big wall cracks were seen; and
- c) Kitchen base has some cracks on the lower part and work is being done.

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

Respondent shall complete the remaining works and rectify the big wall cracks and the crack in the kitchen base on the lower part and putty work to be done in some minimal hair-crack areas, within a period of **one month** from the date of receipt of this order of the Authority and the Respondent shall submit a **Compliance Report** on Affidavit before this Authority within a period of 45 days from the date of receipt of this order through email.

If the Respondent fails / neglects to comply the above order of the Authority, the Complainant is at liberty to file an application for execution before this Authority and penalty may be imposed upon the Respondent as per the section 38 read with section 61 of the Real Estate (Regulation and Development) Act, 2016, if the Authority thinks fit to do so at the time of execution hearing.

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

With the above directions the matter is hereby disposed of.



(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