

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/COM 001505

Subir Bhattacharya ..... Complainant

Vs

Deeshari Projects Private Limited ..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 11.02.2026	<p>Complainant (mob:- 9903782673 email:- <a href="mailto:bsubir71@yahoo.com">bsubir71@yahoo.com</a>) is present in today's hearing through online mode. He is directed to submit his hazira immediately after today's hearing through email.</p> <p>Advocate Dibyayan Banerji (mobile no:- 8420950517 and email id:- <a href="mailto:dbanerjiandpartnersllp@gmail.com">dbanerjiandpartnersllp@gmail.com</a> ) along with Advocate Nayan Biswas is present in today's hearing through online mode and physically respectively on behalf of the Respondent Company by signing the attendance sheet. The Advocates of the Respondent did not submit their vakalatnama today. Hence, they are directed to submit the same immediately after today's hearing through email.</p> <p>Heard both the parties in detail.</p> <p>The Complainant stated that he booked a flat and paid Rs.2,00,000/ as booking amount. After the booking, the said booking was cancelled by him on 10.09.2024. But the booking amount has not been returned till now.</p> <p>The Complainant prayed for relief of refund of booking money after deduction of cancellation charges, if any, as per RERA Rules as this project is RERA registered.</p> <p>The Ld. Advocate appeared on behalf of the Respondent stated that they are ready to refund Rs. 1,00,000/- after deduction of cancellation charges and several correspondence through email was made with the Complainant in this regard.</p> <p>After hearing the Complainant, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions: -</p> <p>The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the</p>	

same to the Respondent, both in hard and soft copies, within **30 (thirty)** days from the date of receipt of this order of the Authority by email.

The Respondent is hereby directed to submit their Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested supporting documents, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within **30 (thirty)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. The Respondent shall also enclose a copy of the WBRERA Registration Certificate along with their Affidavit.

Fix after **8(eight) week** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority