

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

Complaint No. COM 000183 (erstwhile WBHIRA)

Avijit GhoshComplainant

Vs.

Dharitri Infraventure Pvt. Ltd Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
04 14.07.2025	Complainant is present in the hearing today through online mode filing hazira. Sayantani Das, Legal Representative of the Respondent Promoter Company is present in the physical hearing filing hazira and signed the Attendance Sheet. The Complainant submitted an Application dated 28.01.2025 for Execution of the order dated 26.02.2020 of the Erstwhile West Bengal Housing Industry Regulatory Authority (WBHIRA). On going through the details of the complaint matter and the relevant order, the Authority is of the opinion that the said order dated 26.02.2020 was an interim order and was not a final order. So, this hearing shall be treated as a continuous one in the instant complaint petition instead of Execution hearing. As per the said order, the Respondent through written submission proposed to refund the remaining amount of Rs. 1,80,000/- paid by the Complainant in 5 (five) installments from March, 2020 onwards, but the Complainant stated that he has not received the amount till today. The Authority is of the opinion that the Respondent has miserably failed to comply the order of the Authority and now is pleased to give the following directions: - A. As per provision of section 18, of RERA (Regulation and Development) Act, 2016 read with Rule 18 of WBRERA Rules, the Respondent shall refund the Complainant the principal amount of Rs. 1,80,000/- (one lakh eighty thousand only) along with interest at the rate SBI PLR +2 per cent to be calculated from the date of payment of the principal amount by the Complainant till the date of refund of the same, by the	

Respondent, through bank transfer within **45 days** from the date of receiving this order of this Authority by speed post or by email whichever is earlier.

B. The Complainant shall send his bank account details within **5 (five) days** from the date of receiving this order through email.

In case of non-compliance of this order of the Authority, the Complainant is at liberty to file an Execution Application before the Authority as per the Execution Regulation.

With this direction the matter is hereby disposed of.

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


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority