

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

Complaint No. WBRERA/COM 001191

Debbarnita Sen Complainant

Vs

Dharitri Infraventure Private LimitedRespondent

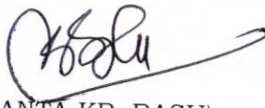
Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
04 23.04.2026	<p>Complainant is present in the hearing today physically and signed the attendance sheet.</p> <p>Smt. Sayantani Das, being Authorized Representative of the Respondent company is present in today's hearing physically and signed the attendance sheet.</p> <p>Respondent stated that they have received the affidavit from the Complainant but they could not submit their affidavit. The Respondent could not furnish any justified reason for non-submission of the affidavit as per authority order except pointing some unreadable portion at the bottom of the first page of the affidavit submitted by the Complainant, which mentioned the date of Agreement for Sale and stipulated time of handing over the possession of the flat to the Complainant. The point raised by the Respondent is not accepted as the said information is easily accessible from the enclosed copy of Agreement for Sale.</p> <p>Respondent further admitted that the Tower-12 on which, the Complainant's flat was allotted has not yet been started.</p> <p>Now, it is clear that the Respondent has miserably failed to handover the possession of the flat to the Complainant as per the provision of the Agreement for Sale and is therefore, liable to make refund of the principal amount along with accrued interest as per provision of the Real Estate (Regulation and Development) Act, 2016.</p> <p>After hearing both the parties, the Authority is hereby pleased to give the following directions:-</p> <p>A. As per provision of section 18 of Real Estate (Regulation and Development) Act, 2016 read with Rule 18 of WBRERA Rules, the Respondent shall refund the Complainant the principal amount of Rs. 8,00,000/- (rupees eight lakh 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 (forty-five) days from the date of receiving this order of this Authority by speed post or</p>	

by email whichever is earlier.

- B. The Complainant shall send their bank account details to the Respondent as well as to the Representative of the Respondent within **2(two) days** from the date of receiving this order through email.

With this direction the matter related to the complaint raised by the Complainant is hereby disposed of.

However, the Respondent is hereby show-caused why section 59 and section 60 shall not be imposed upon them for non-compliance of section 3 and 4 of the erstwhile WBHIRA/WBRERA Act, and submit the same to the Authority both in hard and soft version within **30(thirty) days** from the date of receiving this order through email. The same shall be perused for further adjudication after **6(six) weeks** .



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority