

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

Complaint No.WBRERA/COM 000145

Mithun Bhakta Complainant

Vs.

Dharitri Infraventure Private Limited..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
01 26.07.2023	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Advocate Sayantani Das is present in the online hearing on behalf of the Respondent, filing hazira and Authorization through email.</p> <p>Heard both the parties in detail.</p> <p>The Complainant submitted that he booked a bungalow in the project 'Royal Enclave' of the Respondent Company in the year 2021 and Allotment Letter was issued on 26.03.2021. Agreement for Sale / MOU was signed between the parties in the year 2021. The Complainant has paid total amount of Rs.7,50,000/- (Rupees seven lakhs fifty thousand only) to the Respondent in this regard. As per the Complainant the Respondent Company started delaying in all the procedures and stopped contacting with the Complainant. Therefore the Complainant decided not to go ahead with the project as there were many negative feedbacks. The Complainant applied for cancellation of the booking and refund of the principal amount paid by him.</p> <p>The Complainant prays for refund of the total amount of money paid by him.</p> <p>After hearing both the parties, the Authority is hereby pleased to admit this matter for further hearing and order as per section 31 of</p>	

RERA Act, 2016 read with Rule 36 of the WBRERA Rules, 2021 and 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 a notarized affidavit to 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.

Meanwhile, both the parties are at liberty to try for a mutual settlement by amicable discussion and if they arrive at a mutual settlement, they shall submit a joint affidavit signed by both containing the terms and conditions of the mutual settlement and send it to the Authority within the next date of hearing. If they failed to come to a mutual settlement then they will submit separate affidavit as directed above.

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