

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

Complaint No.WBRERA/COM000504

Pradip Kumar Pradhan..... Complainant

Vs

Dharitri Infraventure Pvt. Ltd..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 09.08.2024	<p>Complainant Mr. Pradip Kumar Pradhan (Mob. No. 9831338268 & mail Id: pradip_pradhan@yahoo.com) is present in the physical hearing and signed the Attendance Sheet.</p> <p>Smt. Shyantani Das (Mobile - 8240745213 & email Id: legalquery@dharitri-infra.com) being the Legal Executive of the Respondent Company is present in the physical hearing on behalf of the Respondent filing Authorization and signed the Attendance Sheet.</p> <p>Heard both the parties in detail.</p> <p>As per the Complaint Petition:-</p> <ol style="list-style-type: none">a) The Complainant was allotted an apartment at 4th floor, Block-18, Pent House P3, South West Phase, in the project named 'Universia' of the Respondent Promoter Company situated in Hatishala more, South 24 Parganas.b) He has Paid advance of Rs.7,18,000/- in March, 2017, through Bank Cheques.c) The project was cancelled but he was not intimated.d) When he came to know about the cancellation from friends, he visited their office and applied for Refund on 08.02.2021.e) Through the Refund Form mentioned of refund after 6 months of application, he has received no refund till date.f) I visited their office several times, requesting for the refund, however, all verbal promises have turned out false. <p>The Complainant prays before the Authority for the relief of Refund of Principal Amount of Rs.7,18,000/- plus interest as per RERA Act, 2016.</p> <p>After hearing both the parties, 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</p>	

give the following directions:-

The **Complainant** is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested /self-attested copy supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and scan copies, within **15 (fifteen)** days from the date of receipt of this order of the Authority by email.

The **Complainant** is further directed to send a scan copy of his Affidavit alongwith annexure to the email ID of the Legal Executive of the Respondent, as mentioned above.

The **Complainant** is also directed to submit in a **Tabular form** of all the payments made by him chronologically in his Affidavit mentioning the date, amount and money receipt number, if any, and also the total amount paid by him.

The **Respondent** is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested copy of 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 scan 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.

The **Respondent** is also directed to submit a **Refund Schedule** in their Affidavit specifically stating the number of installments, date and amount of installments by which they will refund the Principal Amount of Rs.7,18,000/- alongwith interest @SBI +PLR 2% per annum, for the period, starting from the respective dates of payments made by the Complainant till the date of realization.

The Respondent is further directed to start payment as per their Refund Schedule.

Fix **19.11.2024** for further physical hearing and order. On the next date hearing shall be held physically in the office of WBRERA.


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority