

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

Complaint No. WBRERA/COM000589

Dr. Debasish Dutta and Mrs. Mita Dutta Complainants

Vs

M/s. Dharitri Infraventure Pvt. Ltd..... Respondent no. 1

Sri. Vicky Singh, Director of M/s. Dharitri Infraventure Pvt. Ltd..... Respondent no. 2

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 19.12.2023	<p>Complainants (Mob. No. 7980176471 & email Id: debasishdutta087@gmail.com) are present in the physical hearing today and signed the Attendance Sheet.</p> <p>Advocate Ms. Sayantani Das (Mob. No. 8240745213 & email Id: legalquery@dharitri-infra.com) is present in the physical hearing today on behalf of the Respondent filing hazira.</p> <p>The Complainants have submitted a Notarized Affidavit dated 18.10.2023 containing their total submission regarding this Complaint Petition, as per the last order of the Authority dated 16.10.2023, which has been received by this Authority on 02.11.2023.</p> <p>Let the said Affidavit of the Complainant be taken on record.</p> <p>The Respondent did not submit its Written Response till date as per the last order of the Authority dated 16.10.2023.</p> <p>Heard both the parties in detail.</p> <p>The Advocate of the Respondent stated at the time of hearing that, the Company has offered another flat or bungalow but the Complainants did not take the proposal of the Advocate of Respondent and they prayed for refund of the entire Principal amount Rs.10,10,000/- alongwith interest as per RERA Act and Rules made thereunder.</p> <p>The Advocate of the Respondent further stated that they will pay the principal amount alongwith interest in 12 (twelve) consecutive monthly installments but the Complainants did not give consent to the proposal and they wanted to take the refund in 6(six) monthly installments instead of 12 (twelve).</p> <p>After hearing both the parties and going through the Notarized affidavit of the Complainants, the Authority is pleased to give the following directions:-</p>	

a) Respondent shall make the payment of the Principal Amount as per the Payment Schedule given below: -

1. January, 2024	-----	Rs. 1,26,250.00
2. February, 2024	-----	Rs. 1,26,250.00
3. March, 2024	----	Rs. 1,26,250.00
4. April, 2024	----	Rs. 1,26,250.00
5. May, 2024	-----	Rs. 1,26,250.00
6. June, 2024	-----	Rs. 1,26,250.00
7. July, 2024	-----	Rs. 1,26,250.00
8. August, 2024	-----	<u>Rs. 1,26,250.00</u>
Total		<u>Rs. 10,10,000.00</u>

b) Respondent shall also make payment of the interest calculated on the Principal Amount @**SBI PLR + 2%** per annum for the period starting from the respective dates of payments made by the Complainants till the date of final refund and the entire interest amount shall be paid within **September, 2024**; and

c) All the payments shall be made to the bank account of the Complainants; and

d) Complainants shall send their bank account details, in which they want to take the refund, to the Respondent and also to the Advocate of the Respondent, within 3 (three) days from the date of receipt of this order through email.

After three months from the date of issue of this order, the Authority shall review the matter.

Fix **03.04.2024** for further hearing and order.


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority