

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

Complaint No. WBRERA/COM000609

Luthfunnahar Khatun 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 30.05.2024	<p>Complainant (Mob. No. 7044141212 & email Id: nehabegam2013@gmail.com) is present in the online hearing. She is directed to send her hazira to the Authority through email immediately after today's hearing.</p> <p>Smt. Sayantani Das, Legal Executive (Mob. No. 8240745213 & email Id: legalquery@dharithri-infra.com) of the Respondent Company is present in the online hearing on behalf of the Respondent. She is directed to send her hazira and Authorization immediately to the Authority through email after today's hearing.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant, she has booked two flats one for her and another for her mother Late Rashida Khan in the project named 'Royal Enclave' of the Respondent Company, on 23.05.2017 and 07.08.2017 respectively. The Respondent-Developer of the said project is 'Dharitri Infraventure Pvt. Ltd.. The Allotment Letters of the said two flats have been issued to the Complainant. The Complainant have already paid Rs.2,15,000/-to the Respondent Company regarding the purchase of the said two flats. Till now the Complainant has not got the delivery of possession of any of the two flats and even her money has not been refunded yet. The said Respondent-Developer is not obeying any of the RERA guidelines and now her hard earned money is blocked by them. The mother of the Complainant has already expired and the Complainant is the nominee of her mother in the flat booked in the name of her mother.</p> <p>The Complainant prays before the Authority for the relief to direct the</p>	

Respondent to refund the money of Rs.2,15,000/- paid by her alongwith interest as per law. This developer is not obeying the RERA rules and hence I feel I have been cheated by them and wish to get my hard earned money back as early as possible.

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 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/self-attested of supporting documents alongwith copy of Death Certificate of her mother, Nomination Paper in favour of the Complainant in respect to the flat booked in her mother's name, 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 through email.

The Complainant is further directed to send a scan copy of her Affidavit alongwith annexure to the email ID of the Advocate of the Respondent, as mentioned above.

The Respondent is hereby directed to submit their Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested 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 speed post or by email, whichever is earlier.

Fix **05.07.2024** for further hearing and order. On the next date, the 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