

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

Complaint No.WBRERA/COM 000938

Tauseef Hossain ..... Complainant

Vs.

Dharitri Infraventure Pvt. Ltd. .... Respondent

| Sl. Number<br>and date of<br>order | Order and signature of the Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Note of<br>action<br>taken on<br>order |
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| 02<br>30.06.2025                   | <p>Complainant is present in the hearing through online mode.</p> <p>Smt. Sayantani Das is present in the hearing physically on behalf of the Respondent Company and signed the Attendance Sheet.</p> <p>Heard both the parties in detail.</p> <p>The Complainant stated that he booked flat in the project “Dharitri Universia” of the Respondent and paid Rs. 8,15,100/- in the year 2017. The said project could not take place due to some land problem and then as per offer by the Respondent Company, the Complainant accepted their proposal to transfer his invested money from “Dharitri Universia” to “Dharitri Royal Enclave Project”, but the Respondent could not handover the flat within the stipulated period.</p> <p>When asking for refund, the Respondent gave a check to the Complainant of Rs. 1,00,000/- which was bounced. After that the Respondent refunded the entire amount of Rs. 8,15,100/- in 19 installments which took 1 year, though the Complainant begged for his refund every fortnight.</p> <p>The Complainant prays for relief of compensation as per relevant provision of RERA Act.</p> <p>After hearing both the parties, the Authority is hereby pleased to give the following directions:-</p> <p>As per provisions of RERA (Regulation and Development) Act,2016, For compensation related matters the Complainant is at liberty to apply to the Adjudicating Officer, in Form-N as prescribed in the WBRERA Rules.</p> <p>Hence, the instant matter is hereby dismissed, on the ground of non-</p> |                                        |

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|  | jurisdiction of the Authority regarding adjudgement of Compensation. |  |
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(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority