

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

Complaint No. WBRERA/COM 001437

Jyoti Jain Complainant

Vs

Bengal Shapoorji Housing Development Private Limited Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 10.12.2025	<p>Mr. Naresh Kumar Bhurat is present in today's hearing on behalf of the Complainant through online mode. He is directed to submit Authorization and hazira immediately after today's hearing through email.</p> <p>Shri. Rajani Kant Chaturvedi, being the Authorized Signatory of the Respondent Company is present in today's hearing on behalf of the Respondent through online mode by filing Board Resolution and hazira through email.</p> <p>Heard both the parties in detail.</p> <p>The Complainant stated that they owned a flat at "Sukha Brishti" developed by the Respondent Company. They applied for parking and paid Rs. 77,000/- on 21.04.2022. As the allotted parking space was far away from his flat he immediately cancelled the same and asked for refund of his application money by post on 11.06.2022 and also through subsequent emails. He got a communication from the Respondent that "the refund is in process" and got another reply on 03.10.2024 stating "dispatched by post on 07.06.2024". But while asking on the post office it has been informed that the same has been returned to sender. After several communications through email the Respondent asked to return the old cheque which the Complainant has not at all received.</p> <p>The Complainant prays for relief of refund of his application money of Rs. 77,000/- towards booking of parking space along with interest.</p> <p>The Respondent stated that they have sent the Demand Draft on June,2024 thereby acknowledging the complainant claim and agreeing to refund the payment to the complainant which has not been received by the Complainant as per his version. He further stated that they will check it with their Bank regarding the status of the previously issued Demand Draft and if the same is not been encashed, they will send the money in favour of the Complainant through online transfer.</p> <p>After hearing, the Authority is hereby pleased to direct the Respondent to refund the claim made by the complainant within 45(forty five) days as per Section 18 read with rule 18 of the RERA Act and WBRERA Rules on receiving this order through email and send a report to the Authority accordingly.</p>	

With this direction the instant complaint petition is hereby disposed of.
Let the copy of this order be served to both the parties immediately.



(JAYANTA K.R. BASU)

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