

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

Complaint No. WBRERA/COM000869

Dhananjay Bagchi ..... Complainant.  
Vs.

Greentech IT City Pvt. Ltd. .... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
06 11.12.2025	<p>Complainant, Dhananjay Bagchi along with the Learned Advocate, Prabal Pratap appeared online at the time today's hearing. They are requested to file hazira online or physically should be kept in record.</p> <p>Respondent, Greentech IT City Pvt. Ltd. is also absent in today's hearing although due notice was served upon it.</p> <p>Today is the 6<sup>th</sup> hearing and in the last four hearings the Respondent was also absent and vide Order No. 1, 2, 3, 4 and 5 dated 01/02/2025, 10/06/2025, 01.07.2025 10.07.2025 and 13/10/2025 the Respondent was directed to file Affidavit in Response but till date it is yet to be received.</p> <p>The Learned Advocate for the Complainant stated that he has sent a Supplementary Affidavit dated 03/11/2025.</p> <p>The Supplementary Affidavit dated 03/11/2025 has been received by the Authority on 11/11/2025.</p> <p>The Learned Advocate for the Complainant stated that the Agreement for Sale was made on 8<sup>th</sup> September, 2016 and the delivery of possession date was after two years. He stated that the Complainant has made a total payment of Rs.4,71,332/- and Rs. 4,93,416/- within time limit and has not delayed in any manner violating any clause of the agreement. He also mentioned that the Complainant has taken loan from the Bank and paid interest on the loan @ 9% p.a. amounting to Rs.3,38,467/- but inspite of more than 8 years of executing of the agreement for sale the possession of the property has not been delivered to the Complainant and the project is nowhere near completion. He prayed for money back with interest towards the principal amount of Rs.4,71,332/- and Rs.4,93,416/- along with interest amounting to Rs.3,38,467/- paid to the bank for taking loan.</p> <p>Heard the Complainant in details.</p> <p>The Respondent is repeatedly absent in attendance and nor they have submitted any Affidavit in respect of the Affidavit filed and served by the Complainant and on the basis of the Order No. 4 dated 10.07.2025 hearing the Complaint exparte and also submission made by the Complainant and through</p>	

other relevant documents.

We find that the Respondent got ample opportunity but he did not comply with Authority Order as such the Authority is giving the final direction today.

The Respondent has failed miserably to complete the project in the schedule time and nor they have handed over the possession the Complainant, the Authority after giving sufficient time to the respondent to make his submission through Affidavit have repeatedly ignored to respond thereby violating the directions of the Authority.

After hearing the Complainant, the Authority is pleased to give the following directions:-

a. As per provision of Section 18 of the Real Estate (Regulation & Development) Act, 2016 read with Rule 18 of the West Bengal Real Estate (Regulation and Development) Rules, 2021, the Respondent shall refund the Complainant the principal amount of **Rs.9,64,738/- (Rupees Nine Lakh Sixty-four Thousand Seven Hundred and Thirty-Eight)** only along with interest at the rate SBI PLR + 2 per cent to be calculated from the date of payment of the principal amount by the Complainant till the date of refund of the same, by the Respondent, through bank transfer within **45 days** from the date of receiving this order of this Authority by speed post or by e-mail whichever is earlier.

b. The Complainant shall send his bank account details to the Respondent and also to the Authority within **five days** from the date of receiving this Order through email.

In case of non-compliance of this Order of the Authority, the Complainant is at liberty to file an Execution Application before the Authority as per the Execution Regulation.

With this direction the matter is hereby disposed of.

Let copy of this order be served to both the parties immediately through email and Speed Post.



(JAYANTA KR. BASU)  
Chairperson

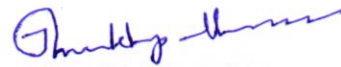
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority