

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

Complaint No. WBRERA/COM000616

Ajay Malhotra 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
04 13.10.2025	Complainant, Ajay Malhotra appeared online at the time of hearing and he is requested to file hazira which should be kept on record. Respondent, Greentech IT City Pvt. Ltd. is absent at the time of hearing as also in the previous hearing. The Complainant stated that he has sent the Bank Account Details as per last Order No. 3 dated 17.06.2025 but the Respondent has not complied the said Order of this Authority. The Respondent was specifically directed by the said Order to Refund the principal amount of Rs. 3,17,847/- (Rupees Three Lakh Seventeen Thousand Eight Hundred and Forty-seven) only as also the interest at the rate SBI PLR + 2 per cent within 45 days. The Respondent was also directed to show cause along with the Affidavit as to why Section 63 of the RE(R&D) Act, 2016 should not be imposed for non-compliance of the Order. But inspite of those specific Orders the Respondent neither submitted their reply nor been present in today's hearing which clearly indicates that they are in total disobedience of Authority's Directions. As such they are liable to pay penalty as per the provision of Section 63 of the Real Estate (Regulation & Development) Act, 2016 for non-compliance of Authority's Order in different occasions. Now after going through the Affidavit and other documents submitted by the Complainant, the Authority is of the opinion that the Respondent has miserably failed to handover the Flat booked by the Complainant within stipulated time as per Agreement for Sale and is therefore, liable to refund the invested money along with interest as per Provision of Section 18 of RE(R&D) Act, 2016. As such, the Authority is pleased to give the following directions:- a) The Respondent shall refund the Complainant the principal amount of Rs. 3,17,847/- (Rupees Three Lakh Seventeen Thousand Eight Hundred and Forty-seven) 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 as also the said Bank 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 once again to the respondent within **five days** from the date of receiving this Order through email.
- c) 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 provision of the Execution Regulation.
- d) The Respondent is further directed to pay a penalty of **Rs.3,000/- (Rupees Three Thousand)** only per day for each day of default of compliance of the Orders and notices of this Authority since 02.02.2025 as per the Provision of Section 63 of the Real Estate (Regulation & Development) Act, 2016 and the amount to be deposited to the Bank Account of the West Bengal Real Estate Regulatory Authority as mentioned below within **4(Four) weeks** of receipt of this Order and send compliance report to the Authority

:-

**"West Bengal Real Estate,
State Bank of India,
Account No. : 42520982210,
IFS Code : SBIN0014524."**

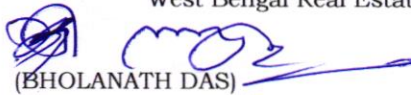
With this direction the matter is hereby disposed of.

Let copy of this order be served to both the parties immediately.



(JAYANTA KR. BASU)
Chairperson

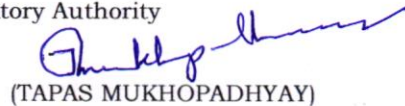
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority