

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

Complaint No. WBRERA/COM001269

Bijoya Chakraborty..... Complainant.

Vs.

Dharitri Infraventure Private Limited. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 14.07.2025	The Complainant, Bijoya Chakraborty is represented by her son, Saptarshi Chakraborty who appeared online by filing hazira and Authorization Letter which should be kept in record. The Respondent, Dharitri Infraventure Private Limited is represented by the Legal Representative Smt. Sayantani Das who appeared online by filing hazira and Authorization Letter Let the track record of due service of hearing notice of the Respondent be taken on record. The Complainants have submitted a Notarized Affidavit dated 27.05.2025, containing their total submission regarding this Complaint Petition, as per the last order of the Authority dated 21.05.2025, which has been received by this Authority on 29.05.2025. Let the said Notarized Affidavit of the Complainants be taken on record. The Respondent did not submit any Written Response till date in non-compliance with the last order of the Authority dated 21.05.2025. She stated that there is some mistake on the part of the Complainant in his Affidavit as there no number of the instant case and the name of the forum have not been mentioned in his Affidavit though the forwarding letter received by the respondent addresses both the issues correctly ; so in response to the said Affidavit she is unable to file the Written Response and she will file the same after having the supplementary Affidavit to be filed by the Complainant for correcting the same. She also stated that the Affidavit is incomplete as the supporting documents as per the statement have not been attached with the Affidavit. The Legal Representative of the Respondent stated that the Complainant has	

made contradictory statement vide Paragraph No. 5 and 6 as in Paragraph No. 5 he wanted full refund and on the other hand in Paragraph No. 6 he is asking for Ad-interim Order of Injunction restraining the respondent not to .

The Complainant stated that they want refund of money instead of delivery of Flat. The Respondent's Legal Representative stated that they will deliver the flat after completion of the same. She also mentioned that the construction of the 4 storied building has not yet been started and the plan is placed before the concerned Sanctioning Authority and after receipt of the same the work will be started and the flat will be delivered within eight months to one year. She was also asked for status report of Registration of the instant project under WBRERA she stated that after having the sanctioned plan the project will be registered under WBRERA.

Heard the Complainants in detail.

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

- a) The Complainant is hereby directed to submit his Supplementary Affidavit after making correction of earlier Affidavit mentioning the number of the instant complainant and also to mention the name of the Authority and inclusion of any further points to be raised by her on a notarized affidavit and she will send the Affidavit (in original) to the Authority, serving a copy of the same to the Respondent, both in hard and soft copies, within **2 (two) weeks** from the date of receipt of the instant order; and
- b) The Respondent is hereby directed to submit his Written Response on a notarized affidavit to the Complaint Petition, Affidavit and Supplementary Affidavit of the Complainant and send the Affidavit (in original) to the Authority, serving a copy of the same to the Complainant, both in hard and soft copies, within **2 (two) weeks** from the date of receipt of the instant order including the declaration by the respondent of abiding by the RERA Act 2016 and WBRERA Rules 2021 as mandated with the said project related to the instant complaint; and

Fix after **8 (eight) weeks** for next hearing and order.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority