

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

Complaint No. WBRERA/COM001204

Dipankar Mitra..... Complainant.

Vs.

Samasth Infotainment Private Limited. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
03 14.07.2025	The Complainant, Dipankar Mitra is represented by the Learned Advocate, Abhijit Mazumder who appeared physically by filing hazira which should be kept in record. The Respondent, Samasth Infotainment Private Limited is represented by the Legal Executive, Laxmi Biswas 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 Learned Advocate on behalf of the Complainant stated that the Respondent in the Written Statement stated the principal amount will be paid in five installments and only two installments have been given and they have failed to pay the installments of April and May. He also stated that only Rs.6,00,000/- has been paid by the Respondent to the Complainant. The Legal Representative of the Respondent stated that there are so many Complaint Cases like this and they are refunding money to all of them inspite of financial stringency of the Respondent and they need some time to pay the rest amount and they will clear all the dues within the schedule time. The Learned Advocate opposed and stated that the schedule for payment of principal amount has not been complied with by the Respondent; thus the Respondent has not complied with the Order No. 2 of this Authority and for the same they should be penalized as the respondent is unnecessarily delaying refunding the payment received from his client with a assurance of providing him a flat and inspite of failing in complying delivery of flat , is taking unreasonable time in refunding the same causing distress to the complainant.. He also stated that the principal amount and accrued interest as mandatory to be paid by the Respondent as per calculation of the interest according to the provision of the RE(R&D) Act, 2016.	

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, if any, mentioning the payments made by the Respondent in a notarized affidavit and he 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 **1 (one) week** 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 Supplementary Affidavit of the Complainant and to show cause as to why penalty under Section 63 of the RE(R&D) Act, 2016 should not be imposed upon them for not complying with the Order No. 2 dated 22.04.2025 and ensure compliance for refunding the remaining principal amount and the accrued interest as per the provision of Rule 18 of the WBRERA Rules 2021 and send the Affidavit (in original) responding to the said direction of the Authority to the Authority, serving a copy of the same to the Complainant, both in hard and soft copies, within **1 (one) week** from the date of receipt of the instant order; and

Fix after **4 (four) weeks** for next hearing and order.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority