

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

Complaint No. WBRERA/COM 000454

Kartick Chandra De ..... Complainant

Vs

CA Infracon ..... Respondent 1

Kaushik Chakraborty ..... Respondent 2

| Sl. Number and date of order | Order and signature of the Authority  | Note of action taken on order |
|------------------------------|---|-------------------------------|
| 06<br>06.03.2026             | <p>Complainant is present in today's hearing through online mode.</p> <p>Respondent is absent in today's hearing, without any prior intimation, despite due service of hearing notice through email.</p> <p>Complainant submitted Affidavit as per order of the Authority dated 27.05.2025 in response to the affidavit submitted by the Respondent which has been received through email on 31.08.2025.</p> <p>After hearing the Complainant and going through the Affidavit, Counter Affidavit and Rejoinders along with the supporting documents, the Authority observes that the Complainant booked the Flat at the project of the Respondent entering into an Agreement for Sale on 25.07.2018. The Flat was supposed to be handed over to the Complainant within 26.03.2020. Complainant already paid Rs. 29,92,086/- through his own contribution as well as through Bank Loan but the Respondent failed to deliver the possession of the same within the stipulated date. As such, the respondent is liable to refund the Complainant his invested money along with interest as per the Provision of RERA Act, 2016.</p> <p>After hearing both parties, the Authority is pleased to give the following directions:-</p> <p>A. As per provision of section 18 of Real Estate (Regulation and Development) Act, 2016 read with Rule 18 of WBRERA Rules, the Respondent shall refund the Complainant the principal amount of Rs. <b>29,92,086/-</b> 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 <b>45 days</b> from the date of receiving this order of this Authority by speed post or by email whichever is earlier.</p> <p>B. The Complainant shall send his bank account details within <b>5(five) days</b> from the date of receiving this order through email.</p> |                               |

With this the instant complaint matter is hereby disposed of.

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



(JAYANTA KR. BASU)

Chairperson

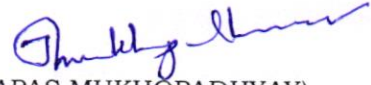
West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority