

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 000935

Sanjit Banerjee and Sangita Banerjee ..... Complainant

Vs

Tirupati Carrier Private Limited .....Respondent

| Sl. Number and date of order | Order and signature of the Authority   | Note of action taken on order |
|------------------------------|--|-------------------------------|
| 05<br>09.03.2026             | <p>Complainant is present in today's hearing physically and signed the attendance sheet.</p> <p>Advocate Arcoh Chatterjee (email:- <a href="mailto:arcoh.adv@gmail.com">arcoh.adv@gmail.com</a>), is present in the hearing today on behalf of the Respondent Company through online mode.</p> <p>Complainant stated that they received Rs. <b>8,21,500/-</b> from the Respondent till date and no payment has been made after the order of the Authority dated 31.07.2025.</p> <p>They prayed for immediate refund of the remaining principal amount of Rs. <b>8,21,500/-</b> with applicable interest as per section 18 of the Real Estate (Regulation and Development) Act, 2016</p> <p>The Ld. Advocate of the Respondent stated that his client is facing acute financial crisis and therefore, they could not make payment instead of specific order of the authority dated 31.07.2025. He also prayed for further time for completion of the payment of the remaining principal amount.</p> <p>After hearing both the parties, the Authority observes that the respondent has miserably failed to comply with the order of the authority of to refund the remaining principal amount of Rs. <b>8,21,500/-</b> and showed no gesture for making such payment to the complainant.</p> <p>Therefore the authority is hereby pleased to give 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 remaining principal amount of Rs. <b>8,21,500/- (eight lakh twenty-one thousand and five hundred only)</b> along with interest on the total principal amount 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 (forty-five) days</b> from the date of receiving this order of this Authority through email.</p> |                               |

B. The Complainant shall send their bank account details to the Respondent within **5(five) days** from the date of receiving this order through email.

With this direction the instant 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