

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 000635

Subhojit Ghosh ..... Complainant

Vs

MKHS Realty LLP ..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 24.04.2026	<p>Advocate Vijaynath Jha is present in today's hearing on behalf of the Complainant 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 stated that as per commitment of the Respondent on the last date of hearing the Authority vide their order dated 26.05.2025 directed the Respondent to sit with the Complainant for arriving at an amicable settlement within <b>14(fourteen) days</b> and after that the Respondent shall take initiative and refund the principal amount along with interest to the Complainant within next <b>3(three) months</b>. Though there was a meeting of both parties but ultimately the Respondent has not taken any action to refund the hard earned money of the Complainant along with interest.</p> <p>Now, after going through the affidavits and other documents, the authority observes that the project in which the Complainant booked a flat has been abandoned which was also admitted by the Respondent. Though committed by them and also directed by the Authority the Respondent did not take any action to refund the money invested by the Complainant and interest thereof, thereby totally violating the Authority order dated 26.05.2025.</p> <p>After hearing both the parties, the Authority is hereby 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>40,04,500/-</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 (forty-five) days</b> from the date of receiving this order of this Authority by speed post or by email whichever is earlier.</p>	

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

C. The Respondent shall also pay a penalty of Rs. **1000/- (rupees one thousand only) per day** as per provision of Section 63 of the Real Estate (Regulation and Development) Act, 2016 for non-compliance of the Authority order w.e.f. 27.05.2025 till the date of this order.

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



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority