

Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park, Kolkata- 700 075

Complaint No.WBRERA/COM 000509

Sohag Chowdhury Complainant

Vs.

DTC Projects Private Limited Respondent

Sl. Number and date of order	Order and signature of the Officer	Note of action taken on order
03 06.08.2025	<p>Complainant along with his Advocate Sandip Dutta Bhowmick (email:- advocatesandi@rediffmail.com) is present in today's hearing physically filing vakalatnama and signing the Attendance Sheet.</p> <p>Sumanta Bit (email:- sumanta.b@dctgroup.in), Authorized Representative of the Respondent is present physically on today's hearing filing Authorization and signing the Attendance Sheet.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant, he booked a 3BHK Flat on DTC Capital City Rajarhat and paid RS. 1,05,000/- as token money. The Developer provided them with payment papers.</p> <p>The next day on 07.05.2023 the Complainant requested the Respondent to cancel their booking and refund the money paid by them due to medical emergency in their family. But the Respondent refused to cancel their booking and also to refund the money. The Complainant physically visited the site office asking them to withdraw their application but they did not pay heed to their request.</p> <p>After repeated verbal communication, on 15.07.2023 at 00.27 hours, the Complainant asked the Developer through email to cancel their booking and to refund the token money along with cancelling the advanced cheque given by the Complainant earlier, but in response to that cancellation mail the Respondent sent the Complainant a booking confirmation mail after almost 15 hours at 15:02 hours on the same day.</p> <p>The Respondent did not refund the money citing the clause given in payment papers which allows them to deduct 10 % of the flat value from the advanced money, this clause was not mentioned to the Complainant before.</p> <p>The Complainant prays for relief of refund of the amount of Rs. 1,05,000/-</p>	

paid by them as token money along with interest as per provisions of Real Estate (Regulation and Development) Act, 2016.

The Respondent stated that as per provision of the payment papers they are eligible to deduct the money paid by the Complainant.

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

The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within **14 (fourteen)** days from the date of receipt of this order of the Authority by email.

The Respondent is hereby directed to submit their Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested supporting documents, if any, 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 **14 (fourteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **19.09.2025** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority