

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

Complaint No.WBRERA/COM 000250

Sri. Shyamal Kumar BanerjeeComplainant

Vs.

Rishav Real Estate Respondent

Sl. Number and date of order	Order and signature of the Officer	Note of action taken on order
03 17.06.2025	Advocate Tirthankar Basu is present in today's hearing on behalf of the Complainant through online mode filing hazira. Respondent is absent in the hearing, without any intimation, despite due service of hearing notice through email. The Respondent was given last chance to file their written response on notarized Affidavit vide the order of this Authority dated 07.05.2024 and was specifically intimated that, no further chance shall be given to them if they fail to submit the Affidavit within the time schedule, as allowed in the said order. In spite of that Respondent neither attended any hearing nor submitted their Affidavit, totally violating the order of the Authority. As the Respondent did not appear today, the Authority is proceeding with Ex-parte hearing as specified in the Authority order dated 07.05.2024. After hearing the Complainant and going through the documents, the Authority is of the opinion that the Respondent, in spite of no fault by the Complainant, has failed miserably to handover the plot booked by the Complainant within the time schedule, as given in the terms and conditions. Hence, the Respondent is liable to refund the principal amount paid by the Complainant along with interest, as per provision of RERA Act. Now the Authority is hereby pleased to give the following directions:- A. The Respondent shall refund to the Complainant the principal amount of Rs. 4,61,000/- along with interest at the rate of SBI PLR +2% 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 45(forty-five) days from the date of receiving this order of the Authority through speed post or email whichever is earlier. B. The Complainant shall send his Bank Account particulars to the Respondent within 5(five) days from the date of receiving this order of the Authority. In case of non-compliance of this order of the Authority by the Respondent, the Complainant is at liberty to file an Execution Application before the Authority as per Execution Regulation.	

With this direction the matter is hereby disposed of.

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



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority