

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

Complaint No. WBRERA/COM000616-CP

Ajay Malhotra Complainant.

Vs.

Greentech IT City Private Limited..... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
03 17.06.2025	Complainant, Ajay Malhotra, is physically present in the hearing. He has submitted Hazira and Attendance which should be kept on record. Respondent, Greentech IT City Private Limited is absent at the time of hearing. The Complainant been asked to make any further submission related to his complaint, submitted in his Affidavit as per the earlier order. The Respondent has not appeared in the 1st hearing dated 02.02.2025 and 2nd hearing dated 28.03.2025 wherein he was directed to remain present positively. Today in the 3rd hearing the Respondent remained absent and did not attend at the time of the instant hearing. The Complainant prayed for getting refund of Rs.3,17,874/- (Rupees Three Lakh Seventeen Thousand and Forty Seven) only along with interest applicable as mandated by the RERA Act 2016 for failing to comply with the terms and conditions as per the agreement dated 25.10.2016. After hearing the Complainant, the Authority is pleased to give the following directions:- - The Respondent is hereby directed to show cause as to why Section 60 of the Real Estate (Regulation and Development) Act, 2016 should not be invoked for contravention of Section 4 of the said RE(R&D) Act 2016 ; and - The Respondent is hereby directed to show cause as to why Section 61 of the Real Estate (Regulation and Development) Act, 2016 should not be invoked against him for contravention of the said RE(R&D) Act 2016; and - The Respondent is hereby directed to show cause as to why Section 63 of the Real Estate (Regulation and Development) Act, 2016 shall not be invoked against him for willful non compliance of the Authority order for not complying with the earlier orders	

dated 02.02.2025 and 28.03.2025 and for contravention of the provision of the said RERA Act 2016; and

- d) The Respondent is hereby directed to refund the amount of Rs.3,17,874/- (Rupees Three Lakh Seventeen Thousand and Forty Seven) only along with interest as per the prevailing SBI Prime Lending Rate plus 2% for the period of delay in delivery/ possession of his flat/apartment within 45 days after confirming the complainant's bank details of payment through bank transfer by taking the Bank details from the Complainant and the payment schedule should be submitted before the Authority by filing a Notarized Affidavit within fifteen days from receipt of this order and the same should be sent to the Complainant also. The Affidavit to be submitted before the Authority shall include his reply only to the Authority to the show causes issued by the Authority against the respondent for further order/s.
- e) The Complainant shall immediately provide bank details to the respondent and to the Authority for the refund from the respondent as ordered above on receipt of this order.

Next hearing date fixed **4(four) weeks** from this date.



(JAYANTA KR. BASU)
Chairperson
West Bengal Real Estate Regulatory Authority