

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

Complaint No.WBRERA/COM 000985

Sk. Heyat Ali and Anowara Khatun Complainant

Vs.

M/S. Ushashi Real Estates Pvt. Ltd Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
04 24.06.2025	Smt. Karabi De, being the Power of Attorney holder of the Complainants, is present in the physical hearing today and signed the Attendance Sheet. Advocate Gourav Banerji is present in the hearing today on behalf of the Respondent through online mode. Heard both the parties in detail. Respondent did not submit any Affidavit in spite of direction of the Authority vide order dated 21.04.2025. After hearing both the parties, the Authority is of the opinion that Respondent is paying no heed to any direction of the Authority, not even submitted Affidavit in spite of clear direction from the Authority which is seriously viewed by the Authority with great dissatisfaction, the Authority is of the further opinion that the Respondent has failed miserably in complying his obligation to handover possession of the flat to the Complainant within stipulated time and is liable to make refund the principal invested by the Complainant including the interest as per provisions of the RERA (Regulation and Development) Act,2016. Hence, the Authority is hereby pleased to give the following directions:- A. As per provision of section 18, of RERA (Regulation and Development) Act, 2016 read with Rule 18 of WBRERA Rules, the Respondent shall refund the Complainant the principal amount of Rs. 2,49,593/- 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 45(forty-five) days from the date of receiving this order of this Authority by speed post or by email whichever is earlier. B. The Complainant shall send their Bank Account details within 5(five)	

days from the date of receiving this order through email.

In case of non-compliance of this order of the Authority, the Complainant is at liberty to file an Execution Application before the Authority as per the 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