

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

Complaint No.WBRERA/COM 000658

Swapan Kumar Dey Complainant

Vs.

Sanjib Banerjee Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 24.06.2025	Advocate Loknath Paul is present in the hearing on behalf of the Complainant. Respondent is absent in the hearing, without any intimation, despite due service of hearing notice through email. Respondent did not submit Affidavit in spite of order dated 27.08.2024 and 14.05.2025. Moreover, he remained absent on all the hearings despite service of hearing notice. As such, the Authority is hereby proceeding for Ex-parte hearing as mentioned in the earlier order dated 14.05.2025. After hearing the Complainant in detail and going through the other documents, the Authority is of the 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. 5,00,000/- 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