

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

Complaint No. WBRERA/COM000986

Arif Hossain Laskar..... Complainant.

Vs.

Dharitri Infraventure Private Limited. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
03 15.07.2025	The Complainant, Arif Hossain Laskar and Ali Ahmed Laskar are present physically at the time of hearing. He has filed hazira which should be kept in record. The Respondent, Dharitri Infraventure Private Limited represented by its Legal Representative who appeared physically at the time of hearing. She has filed hazira and Authorization Letter which should be kept in record. Let the track record of due service of hearing notice of the Respondent be taken on record. The Complainant has submitted a Notarized Affidavit dated 28.04.2025, containing their total submission regarding this Complaint Petition, as per the last order of the Authority dated 17.04.2025, which has been received by this Authority on 30.04.2025. Let the said Notarized Affidavit of the Complainants be taken on record. The Legal Representative of the Respondent she has not received the copy of the Affidavit only the soft copy has been sent to her and after having the hard copy of the same she will file the Affidavit. She also stated that the dealing officer of the Respondent regarding this matter is suffering from cancer so she prayed for some time to file the Affidavit in Response. The Complaint stated that the Complainant booked the Flat and the Sale Agreement was done on 16.03.2019. That as per the agreement for sale the delivery of the said Flat was to be done within December, 2020 but after a long time there is no response from the Respondent regarding delivery of possession of the said flat the Complainant sent a legal notice to the Respondent for possession of his flat but no reply was given. In the meantime a demand of Rs.88,5000/- for EDC charges has been made by the Respondent which was not mentioned in the Agreement for Sale.	

The Respondent's Legal Representative stated that the flat was ready on 2024 and the demand letter was sent to the Complainant for taking possession paying the balance amount of the full consideration of the flat. The Agreement for Sale was signed by Mr. Vickey Singh, one of the Directors of the Respondent company.

Now, the main issues of the complainant remains to be attended by the Respondent is EDC charges of Rs.88,500/- which the Complainant raised objection as because it was not reflected in the Sale Agreement and he also raised the issue of delay in delivery of possession of the instant flat. The Respondent Legal Representative stated that the Flat was ready on 2024 and they have submitted the mail to the Complainant for delivery of the flat. However, she is not in a position to explain why her client charged Rs.88,500/- as EDC Charges. She submitted that she will be addressing both the issues in her Affidavit in Opposition to be submitted before this Authority.

After hearing both parties the Authority is hereby pleased to:-

- a) Direct the Respondent to submit the Written Response as per the Order No. 2 dated 17.04.2025 within **1(one) week** from date; and
- b) Issue show cause as to why the Respondent shall not be penalised under Section 63 of the RE(R&D), Act, 2016 for violation of the earlier Order No. 2 dated 17.04.2025; and
- c) Issue a direction to include Mr. Vickey Singh, one of the Directors who signed the Agreement for Sale should be included as Respondent No. 2 in the instant Complaint and to attend and respond to the instant Complaint in the next hearing.

Fix after **2 (two) weeks** for next hearing and order.



(JAYANTA K.R. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority