

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

Complaint No.WBRERA/COM001013

Biplab Saha..... Complainant

Vs.

Greentech IT City Pvt Ltd..... Respondent

Sl. Number and date of order	Order and signature of the Officer	Note of action taken on order
03 18.07.2025	Complainant is present in the hearing physically signing the attendance sheet. Respondent is absent in today's hearing, despite due service of the hearing notice. Respondent did not submit any Affidavit in spite of Authority order dated 11.02.2025 and 16.05.2025. The Respondent was categorically informed in the earlier order dated 16.05.2025 that if they fail to submit Affidavit and remain absent on today's hearing, the matter shall be heard by the Authority Ex-Parte for issuance of order. As such, the Authority is proceeding today for Ex-Parte hearing. After hearing the Complainant and going through the Affidavits and other documents submitted by the Complainant, the Authority is of the opinion that the Respondent has failed miserably in handing over the possession of flat to the Complainant within scheduled timeframe as per provision of the Agreement for Sale and is thereby liable to refund the principal amount along with interest to the Complainant as per provision of section 18 of Real Estate (Regulation and Development) Act, 2016. Now, the Authority is hereby pleased to give the following directions:- A. The Respondent shall refund the Complainant the principal amount of Rs. 13,95,810/- paid by the Complainant along with interest at the rate SBI PLR +2% per annum, for the period starting from the respective dates of payment made by the Complainant till the date of realization within 45(forty-five) days through Bank transfer, from the date of receiving this order, by speed post or by 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. In case of non-compliance of the 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