

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

Complaint No.WBRERA/COM (physical) 000310

Souvik Sur .....Complainant

Vs.

Dharitri Infraventure Private Limited ..... Respondent 1  
Mr. Vicky Singh ..... Respondent 2

Sl. Number and date of order	Order and signature of the Officer	Note of action taken on order
01 28.01.2026	<p>Complainant (mob:- 9330701229 , email:- <a href="mailto:souviksur1998@gmail.com">souviksur1998@gmail.com</a>) is present in the hearing physically and signed the Attendance Sheet.</p> <p>Ms. Sayantani Das (mob: 8240745213 and email id: <a href="mailto:legalquery@dharitri-infra.com">legalquery@dharitri-infra.com</a>) is present in the hearing today on behalf of the Respondent Company through online mode.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant, he was allotted a Residential Apartment, Bearing No. 5A, Tower No. 21 in the project "New Royal Enclave" of the Respondent having total consideration amount of Rs. 27,25,000/- vide Memorandum of Understanding, dated 25.02.2021. As per the MOU, stipulated date for handing over the possession was 24.02.2024, with an additional extension period till 24.08.2024. The Complainant already paid Rs. 12,00,000/- for the said flat. But the same has not yet been handed over by the Respondent. The project is still listed as "under construction" on the WBRERA Portal (Project Id: NPR-00536, HIRA Registration No. HIRA/P/NOR/2019/000344). The Complainant issued a legal notice to the Respondent on 05.04.2025 and 26.04.2025 demanding the refund of money invested by him with interest but no response was given by the Respondent on that.</p> <p>The Complainant prays for relief of refund of his invested money as per interest as per provision of Act.</p> <p>After hearing, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions: -</p> <p>The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the</p>	

same to the Respondent, both in hard and soft copies, within **14 (fourteen)** days from the date of receipt of this order of the Authority by email.

The Respondent is hereby directed to submit their Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested supporting documents, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within **14 (fourteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **after 6(six) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority