

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

Complaint No. WBRERA/COM (physical) 000253

Mr. Abhishek Roy and Mrs. Suparna Chakrabarty Roy Complainant

Vs

Bhutoria Construction Private Limited Respondent 1

Mr. Lalit Kumar Bhutia Respondent 2

Mr. Shyam Kumar Kedia Respondent 3

| Sl. Number and date of order | Order and signature of the Authority | Note of action taken on order |
|------------------------------|---|-------------------------------|
| 03 30.01.2026 | <p>Complainant is present in the hearing physically and signed the attendance sheet.</p> <p>Advocate Arcoh Chatterjee (mobile no:- 84203783665 and email id :- arcoh.adv@gmail.com), is present in the hearing today physically on behalf of the Respondents by signing the attendance sheet.</p> <p>Complainant submitted Affidavit as per the order of the Authority dated 20.08.2025 and also order dated 10.10.2025, which has been received by the Authority on 17.10.2025.</p> <p>The Respondent submitted their Affidavit in response to the Complainant's Affidavit which has been received by the Authority on 09.01.2026.</p> <p>Heard both the parties in detail.</p> <p>The Respondent submitted in their Affidavit that as per prayer of the Complainant booking of the flat was cancelled by execution of cancellation Agreement and an amount of Rs. 8,50,847/- was refunded to the Complainant to his bank account deducting cancellation charges of Rs. 49,886/- being the booking amount. The Complainant also confirmed the receipt of Rs. 8,50,847/-.</p> <p>However, Complainant claimed for interest on his invested amount.</p> <p>After hearing both the parties and going through their Affidavits and other documents, the Authority observes that the Complainant himself prayed for cancellation of his allotment and accordingly the Agreement for Sale was cancelled by execution of the same before the registering Authority. The Complainant also confirmed in writing that he wants refund without any interest. The Respondent refunded the amount invested by the Complainant with deduction of the cancellation charges, which is valid as per agreement for Sale as per the provisions of the Real Estate (Regulation and Development) Act, 2016. So, at this juncture</p> | |


there is no scope of this Authority for further adjudication of this complaint petition.

With this direction the instant complaint petition 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