

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

Complaint No. WBRERA/COM 000449

Anjan Kumar Bagchi. Complainant

Vs

Dharitri Infraventure Private Limited Respondent No. 1

Vicky Singh..... Respondent No.2

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
04 24.03.2026	<p>Complainant (Mob:- 8777714094 & email: Bagchinabanita3@gmail.com) is present in the online hearing filling hazira through email.</p> <p>Respondent is absent in today's hearing, without any prior intimation, despite due service of hearing notice through email.</p> <p>Heard the Complainant in detail.</p> <p>Complainant stated that he has not received the copy of the Authority order of hearing dated 22.01.2025. He further stated that Respondent did not comply the order of the Authority dated 11.07.2024 and has also not made any payment since the last hearing till 28.11.2025. However, the Respondent has refunded Rs. 60,000/- on 29.11.2025, Rs. 50,000/- on 30.12.2025 and further amount of Rs, 50,000/- on 02.02.2026 i.e. Rs. 1,60,000/- out of principal amount of Rs, 8,24,025/-. The Complainant prayed for immediate refund of the balance principal amount and interest as eligible under the provision of the Act.</p> <p>After hearing the Complainant and going through the documents, the Authority observes with high dissatisfaction that in spite of specific direction, the Respondent has not taken any positive action towards refund of the hard earned money of the Complainant along with the legible interest for a period of 1(one) year 4(four) months since the Authority order dated 11.07.2024. Thereafter, only an amount of Rs. 1,60,000/- has been refunded to the Complainant, which is a very meager amount, which is a clear violation of the specific order of the Authority regarding payment of principal and interest amount in full within the specified time limit.</p> <p>Now, the Authority is hereby pleased to give the following directions:-</p> <p>A. As per provision of section 18 of Real Estate (Regulation and Development) Act, 2016 read with Rule 18 of WBRERA Rules, the Respondent shall refund the Complainant the remaining principal amount of Rs. 6,64,025/- along with interest on total principal amount of Rs. 8,24,025/- at the rate SBI PLR +2 per cent per annum</p>	

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 **30 (thirty) days** from the date of receiving this order of this Authority by speed post or by email whichever is earlier.

- B. A penalty of Rs.**2,000/- (rupees two thousand) per day** for each day of default for non-compliance of the Authority order dated 11.07.2024 is hereby imposed upon the Respondent from 01.01.2025 till the date of compliance of this order as per provision of section 63 of Real Estate (Regulation and Development) Act, 2016.

The same shall be deposited in the account of WBRERA as stated below:-

A/c Name:- WEST BENGAL REAL ESTATE REGULATORY
Bank Name:- STATE BANK OF INDIA
A/c number:- 00000042520982210
CIF No:- 90909677334
IFSC number:- SBIN0000001
MICR:- 700002021

With this direction the instant complaint matter is hereby disposed of.

Let copy of this order be served to both the parties immediately.



(JAYANTA KR BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority