

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/COM000815

Ananya Das..... Complainant

VS.

Evanie Infrastructure Private Limited..... Respondent

| Sl. Number and date of order | Order and signature of the Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Note of action taken on order |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 03<br>06.08.2025             | <p>Complainant, Ananya Das is present in the hearing through online mode filing Hazira through email.</p> <p>Respondent, Evanie Infrastructure Private Limited represented by the Learned Advocate Gourav Banerji is present in the instant hearing today. He is requested to file hazira and Valalatnama online or physically which should be kept in record.</p> <p>The Complainant stated that she has paid Rs.2,33,000/- to the Respondent for purchasing the flat in question.</p> <p>The Complainant stated that she has already served the soft copy of the Affidavit to the email ID of the Respondent as to the Email ID of the Learned Advocate for the Respondent.</p> <p>The Respondent did not submit any Written Response.</p> <p>The Learned Advocate of the Respondent as per instruction of his client stated that no Agreement has been signed by and between the parties.</p> <p>The Authority is like to mention that as the Respondent has taken money from the Complainant for allotment of the Flat, the Respondent is very much liable to refund the Complainant's invested money along with interest as per the provision under Section 18 of the RE(R&amp;D), Act, 2016.</p> <p>After hearing both the parties the Authority is hereby pleased to give the following directions:-</p> <p>A. As per provision of Section 18 of the Real Estate (Regulation &amp; Development) Act, 2016 read with Rule 18 of WBRERA Rules, the</p> |                               |

Respondent shall refund the Complainant the principal amount of **Rs. 2,33,000/- (Rupees Two Lakh thirty three thousand)** only along with interest at the rate SBI PLR + 2 per cent 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 **45 days** from the date of receiving this order of this Authority by speed post or by e-mail whichever is earlier.

- B. The Complainant shall send her bank account details within **five days** from the date of receiving this Order through email.

In case of non-compliance of this Order of the Authority, the Complainant is at liberty to file an Execution Application before the Authority as per the Execution Application before the Authority as per the Execution Regulation.

With this direction the 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



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority