

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

Complaint No.WBRERA/COM000470

Rana Das Complainant

Vs.

Greentech IT City Pvt. Ltd..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
04 12.12.2024	<p>Advocate Mr. Supratic Roy & Advocate on Record Mr. Shuvajit Roy (Mob. No. 7687051303& email Id: royshubajit1999@gmail.com) are present in the physical hearing on behalf of the Complainant filing vakalatnama and signed the Attendance Sheet.</p> <p>Respondent is absent in the physical hearing despite due service of hearing notice to the Respondent through speed post and also through email.</p> <p>Let the track record of due service of hearing notice to the Respondent be kept on record.</p> <p>Heard the Complainant in detail.</p> <p>Though in all occasion the Respondent had failed to appear in the hearing nor they have submitted any Affidavit in Response of the Complaint Petition and therefore as per last order of the Authority dated 18.09.2024 the Complainant is heard ex-parte hearing and after detail hearing and going through all the relevant documents the Authority is pleased to pass the following Order.</p> <p>As per the Complainant, he has booked a residential unit, being no. "C4" on the 4th Floor, in Block No.6 in 'Smart Home Residency-1' of the Respondent Company, situated in the Green Tech IT City through India Bulls Distribution Services Ltd. after availing a loan for the aforesaid unit from Central Bank of India, Red Cross Place branch, Kolkata - 700 001 (loan account no. 3971514249). He entered into an Agreement for Sale with the aforesaid Respondent-Builder on 24th Day of September, 2016,</p>	

(Regulation and Development) Rules, 2021.

Hence it is hereby,

ORDERED

that the Respondent shall refund the Principal amount of Rs. **14,53,595/-** (Rupees fourteen lakhs fifty three thousand five hundred ninety five Only) alongwith interest @ **SBI Prime Lending Rate + 2%** per annum for the period starting from the respective dates of payments made by the Complainant till the date of realization.


The refund shall be made by bank transfer to the bank account of the Complainant, within **45 days** from the date of receipt of this order of the Authority by email.

The Complainant shall send his bank account details in which he wants to take the refund amount, to the Respondent by email within **3 (three)** days from the date of receipt of this order of the Authority by email.

Complaint is at liberty to file an Execution Application on any plain paper annexing a copy of this Order, to this Authority, if the Respondent defaults to comply this order either in full or in part within the specified time period as mentioned in this order.

With the above directions the matter is hereby disposed of.

Let the copy of this order be served to both the parties by email and also by speed post immediately.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority