

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/COM001095

Rajendra Bara ..... Complainant

Vs.

Dharitri Infraventure Private Limited..... Respondent

| Sl. Number and date of order | Order and signature of the Officer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Note of action taken on order |
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| 03<br>23.07.2025             | <p>Advocate Chandan Kumar Lal (mobile no. 9831262311 and email id: <a href="mailto:chandankumarlal@gmail.com">chandankumarlal@gmail.com</a>) is present in the hearing on behalf of the Complainant through online mode.</p> <p>Smt. Sayantani Das, Authorized Representative of the Respondent Company is present in today's hearing physically filing Hazira and Authorization and signed the attendance sheet.</p> <p>The Respondent did not submit Affidavit, in spite of Authority order dated 20.05.2025. The Authority took serious exception to it.</p> <p>Heard both the parties in detail.</p> <p>The Complainant stated that he has not received any amount from the Respondent as refund though it was confirmed by the Respondent through email dated 01.02.2020, that they shall refund the amount of Rs. 7,40,000/- in installments.</p> <p>The Respondent stated that they received amount of Rs. 7,40,000/- as advance against total consideration amount of the building, Rs. 33,300/- and 37,000/- towards legal charge and service charge respectively. Respondent admitted that they could not handover the possession of the building as booked by the Complainant till date.</p> <p>After hearing, both the parties, the Authority is of the opinion that the Respondent has miserably failed to handover the property and in spite of assuring refund of the money invested by the Complainant, they did not comply the same. Hence, the Respondent is liable to refund the Complainant the amount invested by him including interest as per provisions of Act.</p> <p>Now, the Authority is hereby pleased to give the following direction:-</p> <p>A. As per provision of section 18, of RERA (Regulation and Development) Act, 2016 read with Rule 18 of WBRERA Rules, the Respondent shall refund the Complainant the principal amount of Rs. <b>8,10,300/-</b> along</p> |                               |

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 email whichever is earlier.

- B. The Complainant shall send his 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 Regulation.

With this direction the matter 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