

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

Complaint No.WBRERA/COM 000619

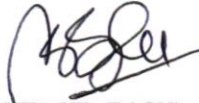
Samir Mahata..... Complainant
Vs.

DharitriInfraventure Private Limited..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
06 28.04.2026	<p>Complainant is represented by Learned Advocate, Supratick Syamal through online mode. He is directed to submit his Vakalatnama immediately.</p> <p>Respondent is represented by their Legal Executive, Sayantani Das, appeared physically in the hearing, signing the attendance sheet.</p> <p>The Learned Advocate of the Complainant stated that after being informed of their allotted flat being sold out to the 3rd party and as reflected in the affidavit of the complainant dated 26.08.2025 vide Annexure F, the Complainant hereby seeks relief from the Authority of refund of the payment made to the Respondent along with the accrued interest as per the provision of the RERA Act 2016.</p> <p>The Legal Executive of the Respondent admitted to the submission as referred made on behalf of the Complainant. She also confirmed of receipt of Annexure F and could not respond to the allegation of the Complainant of the allotted flat being sold out to the 3rd party.</p> <p>After hearing both the parties, the Authority hereby directs upon: -</p> <p>a). The Respondent in compliance of the provision of section 18 of RE(R&D) Act 2016 read with Rule 18 of WBRERA Rules 2021, shall refund the Principal amount of Rs 5,00,000 as received from the Complainant along with the interest at the rate of SBI Prime Lending Rate + 2% to be calculated from the date of receipt of payment of the principal amount by the complainant till the date of refund of the same by the Respondent to the complainant through bank transfer within 45 days of receipt of the order.</p> <p>b). Complainant shall share his bank account details with the Respondent within 7(seven) days from the receipt of the order.</p> <p>c). The respondent shall submit his compliance of RERA Act 2016 and</p>	

WBRERA Rules 2021 particularly to **Section 11(h)** of RERA Act 2016 as submitted by the parties during hearing of the instant complaint through notarized affidavit within the next date of hearing.

To fix next date of hearing on **22.06.2026**.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority