

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/COM 000822

Amritendu Das ..... Complainant

Vs

Greentech IT City Pvt. Ltd..... Respondent 1

Indiabulls Urban Residency Limited .....Respondent 2


Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
04 09.02.2026	<p>Advocate Mr. Shahmeraz Alam is present in today's hearing on behalf of the Complainant physically by signing the attendance sheet.</p> <p>No one appeared on behalf of the Respondent No.1 and 2 in today's hearing, despite due service of the hearing notice through email.</p> <p>The Respondent was categorically informed on previous orders to be present on today's hearing, failing which, the Authority could proceed with Ex-Parte hearing. But in spite of that the Respondent neither submitted Affidavit nor been present in today's hearing.</p> <p>As such, the Authority is proceeding today with Ex-Parte hearing.</p> <p>Going through the affidavit and oral submissions by the Complainant it is observed by the authority that the Complainant booked a flat and entered into an agreement for sale in the year 2014 and paid a total amount of Rs. <b>22,28,949/-</b> to the Respondent from 10.07.2014 to 14.05.2015. The Property was scheduled to be handed over to the Complainant within 30 months form the date of Agreement For Sale i.e. within July, 2017. But even after constant persuasion Respondent failed to handover the possession till to date.</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 principal amount of Rs. <b>22,28,949/-</b> 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 <b>45 days</b> from the date of receiving this order of this Authority by speed post or by email whichever is earlier.</p>	

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