

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 000573

Subhasis Biswas ..... Complainant

Vs

Morias Infrastructure Private Limited .....Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 29.07.2025	<p>Complainant is present in today's hearing through online mode..</p> <p>Respondent is absent in today's hearing, without any intimation, despite due service of hearing notice through email.</p> <p>Respondent did not submit their Affidavit, thereby, totally violating the order of the Authority dated 10.03.2025. The Respondent was given last chance to submit the same and also intimated that if they remain absent on the next date of hearing, the matter shall be heard Ex-parte.</p> <p>As such, the Authority is proceeding with Ex-parte hearing today.</p> <p>Now after hearing the Complainant and going through the Affidavits and other documents, the Authority is of the opinion that the Respondent neither made Agreement for Sale with the Complainant after taking the booking money nor they could complete the flat for possession by the Complainant, thereby, is liable to refund the amount invested by the Complainant along with interest. The Respondent has already refunded Rs. 40,000/- to the Complainant on 21.09.2022.</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>5,05,000/-</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> <p>B. The Complainant shall send his bank account details within <b>five days</b> from the date of receiving this order through email.</p> <p>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</p>	

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