

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

Complaint No.WBRERA/COM001105

Utpal Kanti Sarkar..... Complainant

Vs.

Dewan Developers Pvt. Ltd..... Respondent

Sl. Number and date of order.....	Order and signature of the Officer	Note of action taken on order
02 23.05.2025	Complainant (Ph. No: 9434829198; email: sarkarutpal54@gmail.com) is present in the hearing physically signing the Attendance sheet. Respondent is absent despite due service of hearing notice through email. Complainant submitted Notarized Affidavit in support of his Complaint Petition as per Authority order, dated 19-02-2025, which has been received by this Authority on 03-03-2025. The Complainant stated that he has served the copy of his Affidavit to the address of the Respondent by speed-post and he submitted a copy of track record for the same. The Respondent did not submit any Affidavit as per the order of the Authority, dated 19-02-2025 and remains absent on consecutive two dates of hearing. On going through the Affidavit and other relevant documents submitted by the Complainant and after hearing him, the Authority is pleased to give following directions: The Respondent had failed miserably to hand over the plot in question to the Complainant within Stipulated date of handing over the same as per agreement for sale, even after receiving entire amount towards the cost of the plot and thus the Respondent is liable to refund the money received by him from the Complainant along with interest as per section 18 of the Real Estate (Regulation and Development) Act, 2016. Hence the Respondent shall refund the Complainant the principle amount of Rs. 3, 60, 000/- along with interest at the rate of SBI PLR+2%, to be calculated from the date of payment of principal amount by the Complainant, till the date of refund of the same, through Bank Transfer. The entire refund shall have to be made by the Respondent within 45(forty-five) days from the date of receiving this order of the Authority by email. The Complainant shall send the Respondent the details of his Bank Account Particulars for enabling the Respondent to make payment through Bank	

Transfer.

In the event of non compliance of this order by the Respondent, the Complainant is at Liberty to apply to this Authority for Execution of this order as per Execution Regulation.

With this, the instant matter is here by disposed of.

Let the copy of this order be served to both the parties.



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority