

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

Complaint No. WBRERA/COM001269

Bijoya Chakraborty. Complainant

Vs.

Dharitri Infraventure Pvt. Ltd... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 21.05.2025	The Complainant, Bijoya Chakraborty is represented by her son, Saptarshi Chakraborty, on her written submission of allowing her son on her medical ground to represent her behalf as he is joint allottee of the flat who appeared online in the instant hearing today. He is requested to submit hazira physically or online besides including him as Complainant no2 which should be kept in office record. The Respondent, Dharitri Infraventure Pvt. Ltd. is represented by its Legal Representative, Sayantani Das (Email ID : legalquery@dhartitri-infra.com; Phone No. 8240745213) who has filed her hazira and Authorization Letter which should be kept in record. Today is the Admission hearing. The Complainant stated that she along with Anwesha Chakraborty and Saptarshi Chakraborty vide a MOU on 21st December, 2015 with the Respondent booked a 3 BHK Flat. In 2018 the Respondent informed that the project had been relocated to Hudrait, New Town and an Agreement for Sale was signed on 14th July, 2018 wherein it was stated that the flat would be delivered by 31st December, 2019. The construction progress was minimal and the Complainant wants to know the progress report but the Respondent denied giving any information. Thus the Complainant demanded for refund of money as On 15th November 2019 the complainant were informed that no refund will be made and the Respondent offered now a flat in another place i.e, in the Royal Enclave project at Mouza -Hudarait. Again in 2020 a new MOU was signed on 26/8/2020 to hand over the complete flat within 3 years which was merely a false promise. The complainant stated that they have been harassed by the Respondent. The complainant prayed for full refund of the deposited money with interest for the past 10 years, along with compensation for the mental harassment and distress caused to them. They also demanded for interest @ 15% per annum as per sale agreement dated 14th July, 2017 total amount being Rs.15,00,000/-. The Learned Advocate on behalf of the Respondent stated that the Complainant has booked the Flat in Tower No. 32 which is under process of registration before this Authority. The Respondent stated that the area is	

disturbed area so the work progress is slow.

After hearing the Complainant, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions:-

The Complainant is directed to submit her total submission regarding the Complaint Petition on a Notarized Affidavit mentioning details of complaint and the reliefs sought for annexing therewith notary attested /self-attested copy of supporting documents and a signed copy of the Complaint Petition Form 'M' and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and scan copies, within **10 (ten) days** from the date of receipt of this order of the Authority by email. The Complainant is further to inform the Authority if she will include Ms. Anwsha Chakraborty as complainant no 3 to the instant complaint

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant attending and addressing to the complaint made, annexing therewith notary attested/self-attested copy of supporting documents, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and scan copies, within **10 (ten) days** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

The Respondent is further directed to state that the when the project was initiated, the date when the project plan was sanctioned by the Sanctioning Authority and if the project is registered under erstwhile WBHIRA or WBRERA enclose the Registration Certificate self-attested or notary attested, if not, the Respondent is directed to show cause as to why Section 3, Section 4 are not been adhered to by the Respondent as mandated by the RERA Act 2016 & WBRERA Rules 2021 in the instant Project and why show cause under Section 59 , 60 and 61 should not be invoked against him for the above violation of the said Act & Rules .

Fix **4 (four) weeks** from this date for further hearing and order.



(JAYANTA K. BASU)
Chairperson
West Bengal Real Estate Regulatory Authority