

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

Complaint No.WBRERA/COM000968

Vikash Kumar Rawat..... Complainant.

Vs.

DJSS Reality Pvt. Ltd..... Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
06 06.04.2026	<p>The Complainant, Vikash Kumar Rawat along with Seema Kumari and his Learned Advocate, Subham Pandey appeared physically at the time of hearing of the instant Complaint.</p> <p>The Respondent, DJSS Reality Pvt. Ltd is represented by C.A Amit Kedia through online mode. He is directed to file his hazira immediately.</p> <p>The after hearing both the parties and submissions, records and enclosures through Affidavits being submitted by both the parties The Authority observes that instant project received the OC on 21.10.2022 vide mail dated 06.12.2022 from the Plan Sanctioning Authority. Vide Form 3 issued from WBHIRA dated 15.10.2020 the project was granted 9 months extension and thereby the validity of the registration shall be 3.8 years from 28.11.2018 ending on 30.09.2022. Respondent informed that they have enclosed the C.C as received from the Plan Sanctioning Authority vide annexure – 1, page 16 of the affidavit dated 3rd December 2025. The complainant confirmed receipt of attached letter dated 01.11.2022 and also acknowledging similar mails in past for registry of deed of conveyance but expressed his disinterest since electricity is not restored further the complainant informed the Respondent that once electricity is restored and if ready to move to with all amenities. The response from the respondent to the instant mail could not be submitted by the respondent. The Complainant also referred to a payment demand for Rs. 54380 which he received from the Respondent dated 20.01.2023 which as per the Complainant's Ld Advocate submission violated the clause 1.3 of Agreement for Sale. The Respondent vide their affidavit dated 03.12.2025 submitted before the Authority to direct the Complainant to comply with clause 34.9 of Agreement for Sale dated 28.01.2022.</p> <p>The Authority hereby directs upon</p> <p>A). As per provision of section 18 of RE(R&amp;D) Act 2016 Read with Rule 18 of WBRERA Rules 2021, the respondent shall refund to the Complainant the principal amount of Rs.25, 77,773/- as received from</p>	

the complainant along with interest at the rate SBI PLR plus two percent after deducting the GST amount 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 45 days** of receipt of the instant order.

B). The complainant shall submit his bank account details **within 7(seven) days** to the respondent for refunding the money to the complainant.

C).The complainant to file before Adjudicating officer for seeking compensation against mental harassment and any other compensation through **Form N**.

D). The respondent shall provide all the GST payment receipts to the complainant for claiming refund.

To fix next date **8 (eight) weeks** from this date.

(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority

(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority