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ORDER SHEET
IN THE HIGH COURT AT CALCUTTA
ORDINARY ORIGINAL CIVIL JURISDICTION
ORIGINAL SIDE

AGA/2/2024
IN THE MATTER OF:
THE ADMINISTRATOR GENERAL OF WEST BENGAL

BEFORE:
The Hon'ble JUSTICE ARINDAM MUKHERJEE
Date: 2nd July, 2026

Appearance:
Mr. Indranil Nandi, Adv.
Mr. Sayak Konar, Adv.
For Administrator General of West Bengal
Mr. Sayak Chakraborti, Adv.
Mr. Wrickbrata Roy, Adv.
For the Shreepati Apartments Private Limited

The Court:- By an order dated 22nd September, 2025 passed in AGA/2/2024 a sum of Rs.25 lakhs was directed to be deposited with the Registrar, Original Side of this Court by the successful bidder being Shreepati Apartments Private Limited. The Registrar, Original Side of this Court was directed to deposit the said amount in an interest bearing account for a period of three years. It was made clear in the said order that the interest to the amount of security deposit of Rs.25 lakhs would be considered at a subsequent stage. Shreepati Apartments Private Limited though deposited the security amount but did not ultimately take the property on lease and made an application being GA/2/2025 in AGA/2/2024 for return of such security.

By an order dated 20th April, 2026, the said sum of Rs.25 lakhs was directed to be returned back to the said Shreepati Apartments Private Limited after deducting a sum of Rs.98,410/- being the balance sum arrived at by deducting Rs.62,000/- being the interest free earnest money from Rs.1,60,410/- being the aggregate advertisement cost.

In this process, a sum of Rs. 24,01,590 was returned to Shreepati Apartments Private Limited. This left a balance of Rs.43,957/-. The said amount appears to be the accrued interest on the sum of Rs.25 lakhs. Shreepati Apartments Private Limited has rendered the auction process infructuous and as such is not entitled to refund of the said sum of Rs.43,957/-. The Registrar, Original Side while refunding the money has deducted a commission of Rs. 26,768/-.

Shreepati Apartments Private Limited is not entitled to receive anything from out of Rs.43,957/-. On the other hand the office of the Administrator General, West Bengal had to engage advocate and incur other expenses for the act and conduct of the said Shreepati Apartment Private Limited.

In the aforesaid facts and circumstances, the amount of Rs.43,957/-, is therefore, divided into two parts out of which Rs. 25,000/- will be made over to the Administrator General for meeting the expenses and the balance sum of Rs.18,957/- shall be paid to the High Court Legal Services Committee.

No further directions are necessary in respect of GA/2/2025 and AGA/2/2024 since both the applications have been already disposed of.

The department and all concerned shall act on the basis of a server copy of this order without insisting upon production of a certified copy thereof.

(ARINDAM MUKHERJEE, J.)

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