

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

Complaint No. COM 000336 (erstwhile WBHIRA)

Sanjay Kumar Patodia.....Complainant

Vs.

Ideal Real Estate Pvt. Ltd..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
(1) Execution ----- 13.10.2023	<p>Today this matter is taken up for Execution Hearing of the final order of this matter passed on 01.08.2023.</p> <p>The Complainant has filed an application for Execution of the said order of the Authority on 25.09.2023. The said Execution application has been received by the Authority on 26.09.2023.</p> <p>Let the said Execution application of the Complainant be taken on record.</p> <p>Complainant is present in the online hearing today alongwith his Authorized Representatives Shri Gopal Krishna Lodha, Chartered Accountant, filing hazira and authorization through email.</p> <p>Advocate Tirthankar Das is present in the online hearing on behalf of the Respondent, being the Authorized Representative of the Respondent.</p> <p>Heard both the parties in detail.</p> <p>Respondent prayed for some time to make the payment of the refund amount alongwith interest and he requested for necessary permission to make the refund in certain instalments.</p> <p>Complainant consented to take the refund amount alongwith interest in certain instalments if the Authority directs in this regard.</p>	

After hearing both the parties, the Authority is hereby pleased to give the following directions:-

a) Respondent shall refund the remaining amount of the Principal sum paid by the Complainant amounting to Rs.44,00,000/- in three equal instalments in three consecutive months starting from November 2023 ending with January 2024; and

b) The Respondent shall pay the interest amount as per the final order of this Authority dated 01.08.2023 in 5 instalments in 5 consecutive months starting from February 2024 ending with June 2024 ; and

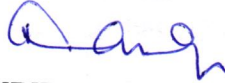
c) All the Payment shall be made by the Respondent by Bank transfer to the Bank account of the Complainant; and

d) The Complainant shall send his Bank account details to the Respondent through email in which he wants to take the refund amount within 3 days from the date of receipt of this order of the Authority by email.

e) If the Respondent fails / neglect to make the payment as per the directions (a) and (b) above then penalty shall be imposed as per section 61 read with section 38 of the Real Estate (Regulation and Development) Act, 2016.

The Authority shall review the matter after 3 months.

Fix **06.02.2024** for further hearing and order.



(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority