

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

Complaint No.WBRERA/COM000924

Rahul Shankar..... Complainant.

Vs.

Vedic Conclave Private Limited. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
05 24.02.2026	<p>The Complainant, Rahul Shankar is present in today's hearing through online mode by filing hazira through email.</p> <p>The Respondent, Vedic Conclave Private Limited is absent at the time of hearing although due notice was served. The Respondent, Vedic Conclave Private Limited was absent at the time of last hearing on 18/09/2025.</p> <p>The Complainant stated that as per the earlier order no 03 dated 25/06/2025 respondent been represented by Ld' Advocate Ms. Payel Ganguly who submitted then to refund the unpaid balance amount along with the accrued interest amount in 2-3 instalments. The Complainant submits today that nil payment as submitted during 03 hearing dated 25/06/2025 has been received by from the Respondent. The Respondent has not filed any Written Response as per the Order No. 2 dated 10.3.2025. Also the Vakalatnama from the Ld' Advocate is pending.</p> <p>Now after hearing the Complainant and observing the reluctance on the part of the Respondent, the Authority is of the view that the Respondent is not paying any heed to the order of the Authority and they are totally violating the order.</p> <p>Hence, the Authority is pleased to give the direction that the Respondent shall be liable as per section 63 of Real Estate (Regulation and Development) Act, 2016 to pay a penalty of Rs.10,00,000/- (Rupees Ten Lakhs only) for repeated violations of the erstwhile WBHIRA and WBRERA inspite of further giving opportunity to the respondent to explain grounds for non compliance of the Execution order of WBHIRA dated 12/02/2021 as directed upon the respondent vide order no 03 dated 25/06/2025.</p> <p>The Complainant was appraised at the time of hearing that the order dated 12.02.2021 may be executed either by the provision of Rule 25 of the Real Estate (Regulation and Development) Rules, 2021 by sending it to the concerned District Magistrate for recovery of the amount due as per the provisions of Bengal Public Demands Recovery Act, 1913 or it may be sent to the Principle Civil Court having</p>	

jurisdiction to execute the same as per the provisions of Rule 26 of the said Rules.

The Complainant consented for sending this matter for execution to the District Magistrate of the concerned District in whose jurisdiction the said property is situated, as per the provisions contained in section 40 of the Real Estate (Regulation & Development) Act, 2016 read with rule 25 of the West Bengal Real Estate (Regulation & Development) Rules, 2021.

Therefore, this Authority is hereby pleased to send this matter for execution to the District Magistrate of North 24-Parganas to execute the Authority order dated 12.02.2021 as per section 40 of the Real Estate (Regulation & Development) Act, 2016 read with rule 25 of the West Bengal Real Estate (Regulation & Development) Rules, 2021. As per rule 25 of the West Bengal Real Estate (Regulation & Development) Rules, 2021, the amounts due shall be recovered from the Respondent by the concerned District Magistrate as arrears of land revenue and shall be recovered in the manner provided in the Bengal Public Demand Recovery Act, 1913 (Bengal Act 3 of 1913) for depositing the same in favour of the Complainant.

The amount of penalty of Rs. **10,00,000/- (Rupees Ten Lakhs only)** as imposed upon the respondent in today's hearing i.e. 24.02.2026 invoking Section 63 of the RE(R&D) Act 2016 shall also be recovered by the collector from the respondent and the same shall be arranged to be deposited in the following account.

A/c Name:- WEST BENGAL REAL ESTATE REGULATORY
Bank Name:- STATE BANK OF INDIA
A/c number:- 00000042520982210
CIF No:- 90909677334
IFSC number:- SBIN0000001
MICR:- 700002021

The Secretary, West Bengal Real Estate Regulatory Authority (WBREERA), is hereby directed to send certified copy of today's Order 05 dated 24/02/2026 WBHIRA Execution order dated 12/02/2021 along with final order of WBHIRA dated 11.02.2025 along with copy of the Complaint Petition to the District Magistrate of North 24-Parganas, within 7 (seven) days from today, requesting him to initiate a Certificate Case under the Bengal Public Demand Recovery Act, 1913, as per this order of the Authority.

The District Magistrate North 24-Parganas, is to execute the order dated 19.12.2019 in WBHIRA/COM 000054 passed by the WBHIRA Authority, as per the provisions contained in rule 25 of the West Bengal Real Estate (Regulation & Development) Rules, 2021, within a month from the date of receipt of the certified copy of the order dated 11.02.2025 and other documents from the Secretary, WBREERA and send the compliance report to this Authority within six weeks.

It should be mentioned here that in a similar case, the Hon'ble Supreme Court of India, in petition for Special Leave to Appeal (C) No.16908/22, has been pleased to order as follows:-

"We direct, that the Authority shall proceed to execute the order which has been passed in favor of petition expeditiously, within a month from the date of receipt of a certified copy of this order by the executing forum".

As the present matter is similar to that of the matter heard by the Supreme Court of India, as mentioned above, therefore, the Authority directs the District Magistrate of North 24-Parganas, to take necessary action to execute this order within a month from the date of receipt of certified copy of this order along with other papers and documents from this Authority.

Complainant is at liberty to pursue this matter with the office of the District Magistrate, North 24-Parganas to get refund of the amount as per the order of the Authority.

Let the copy of this order be served to both the parties by speed post and also by email immediately.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority