

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

Complaint No.WBRERA/COM001193

Angshuman Jha & Anindya Jha..... Complainants.

Vs.

Sourav Garg, Goving Garg & Tiru Fine Residency LLP... Respondents.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
06 26.02.2026	<p>Complainant Mr. Angshuman Jha is present in today's hearing through online mode by filling hazira & authorization through email.</p> <p>Ms. Shabari Ghosh (email- shabari@tirumala-group.in) is present in today's hearing on behalf of the Respondent through online mode. But she did not submit her hazira and authorization before the Authority. It may be mentioned here, in the 4th hearing also she did not submit hazira & authorization which is seriously viewed by the Authority. And she is directed to file the same immediately after today's hearing.</p> <p>The Respondent was directed to submit their Affidavit in response to the affidavit filed by the Complainant vide several orders and was given last chance to submit the same within 7(seven) days vide the Authority order dated 01.12.2025. In spite of repeated directions from the Authority and given final chance the Respondent did not pay any heed to the order of the Authority. Ms. Shabari Ghosh, claiming to be representative of the Respondent could not submit any justified reply for non-compliance of the Authority order.</p> <p>As such, after going through complaint petition and subsequent Affidavit filed by the Complainant the Authority is hereby pleased to give the following directions:-</p> <p>A. As per provision of section 18, of Real Estate (Regulation and Development) Act, 2016 read with Rule 18 of WBRERA Rules, the Respondent shall refund the Complainant the principal amount of Rs. 7,50,000/- (seven lakh fifty thousand only) along with interest at the rate SBI PLR +2 per cent 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(fourty-five) days from the date of receiving this order of this Authority by speed post or by email whichever is earlier.</p> <p>B. The Complainant shall send his bank account details within 5(five) days from the date of receiving this order through email.</p>	

C. The Respondent is again directed to pay a penalty of **Rs. 2,000/- (Rupees two thousand only) per day** for each day of default of compliance of the orders and notices of this Authority since 20.05.2025 as per the Provision of Section 63 of the Real Estate (Regulation & Development) Act, 2016 as directed in the order of the Authority dated 01.12.2025, the amount of which is to be deposited to the Bank Account of the Real Estate Regulatory Authority as given below :-

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

D. The Respondent is hereby given the last chance to show cause of the compliance of Section 4 and 11 of the RE (R&D) Act, 2016 and why Section 60 and 61 of the RE (R&D) Act, 2016 shall not be invoked against the respondent by this Authority and steps taken by them for extension of the project which was registered under WBHIRA in 2019 through notarized affidavit. In the Affidavit they are also to reply whether the project has obtained completion certificate or not. The same shall be submitted to the Authority within **7(seven) days** from the date of receiving the order of the Authority through email.

Fix after **6(six) weeks** for further hearing and order.



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



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority