

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

Complaint No. WBRERA/COM 000555

Santanu Goswami and Nandita Goswami Complainants

Vs

Bengal Shelter Housing Development Limited..... Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Execution 01 07.07.2025	<p>Today is the first day of Execution hearing of the instant complaint petition. The final order was passed by the authority on 19.11.2024.</p> <p>Complainant Santanu Goswami (Mob. No. 9836151150 & email Id:gosai83@yahoo.in) is present in the physical hearing and signed the Attendance Sheet.</p> <p>Advocate Subhro Kanti Chowdhury is present in the physical hearing today on behalf of the Respondent filing vakalatnama and signed the attendance sheet.</p> <p>Complainant submitted Execution Application dated 22.05.2025, which has been received by this Authority on 26.05.2025.</p> <p>Let the said Application be taken on record.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant he has not received any amount from the Respondent though the Respondent was directed to refund the entire amount as per the final order dated 19.11.2024 within 45 days from the date of receiving the said order.</p> <p>Respondent stated at the time of hearing that they will prefer an Appeal against the final order of the Authority before the Hon'ble WBREAT but the same has not been filed yet.</p> <p>After hearing both the parties, the Authority is of the opinion that the Respondent is not paying any heed to the order of the Authority and they are totally violating the order.</p> <p>The Complainant was appraised at the time of hearing that the order dated 19.11.2024 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 jurisdiction to execute the same as per the provisions of Rule 26 of the said Rules.</p> <p>The Complainant consented for sending this matter for execution to the</p>	

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 this order 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 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 Secretary, West Bengal Real Estate Regulatory Authority (WBREERA), is hereby directed to send certified copies of this execution order along with final order dated 19.11.2024 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 19.11.2024 in WBREERA/COM 000555 passed by this 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 19.11.2024 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.



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority