

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

Complaint No.WBRERA/COM (PHYSICAL)000004

Gautam Ganguli and Barnali Ganguli.....Complainants

Vs.

Ideal Real Estates Pvt. Ltd..... Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
(1) Execution ----- 13.10.2023	<p>Today this matter is taken up for Execution Hearing. The final order of this matter was passed on 23.05.2023.</p> <p>The Complainant has filed an application for Execution of the said order of the Authority on 17.07.2023. The Execution application has been received by the Authority on 17.07.2023.</p> <p>Let the said Execution application of the Complainant be taken on record.</p> <p>Complainant is present in the online hearing filing hazira through email.</p> <p>Chartered Accountant V.N. Kedia and Advocate Tirthankar Das are present in the online hearing today on behalf of the Respondent filing hazira and vakalatnama through email.</p> <p>Heard both the parties in detail.</p> <p>Complainant stated at the time of hearing that the Respondent has not complied the final order of this Authority in this matter dated 23.05.2023 and he prayed for immediate complete execution of this order today before the Authority.</p> <p>Respondent stated that he require some more time to comply the order dated 23.05.2023 and make the payment as per the said order. He prayed for necessary permission for payment of the amount as per the order dated 23.05.2023 in 6 (six) instalments.</p>	

Respondent also stated that a Calculation Sheet, for interest amount to be paid to the Complainant, as per the order dated 23.05.2023, is required by him to make the payments.

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

- a) Complainant is directed to submit a **Calculation Sheet** on Notarized Affidavit, as per the order of this Authority dated 23.05.2023, providing a calculation of interest to be paid to him by the Respondent and send the affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within **15 days** from the date of receipt of this order of the Authority through email; and
- b) Respondent shall make **all the payments**, as directed in the final order of this Authority dated 23.05.2023, within a period of **45 days** from the date of receipt of this order of the Authority through email; and
- c) The payments as directed at (b) above, shall be made by **bank transfer** to the bank account of the Complainant, within **45 days** from the date of receipt of this order of the Authority by email; and
- d) The Complainant shall send his bank account details in which he wants to take the refund amount, to the Respondent by email within 3 days from the date of receipt of this order of the Authority by email.
- e) If the Respondent fails / neglects to comply the above orders of the Authority, penalty may be imposed upon the Respondent as per the section 38 read with section 61 of the Real Estate (Regulation and Development) Act, 2016, if the Authority thinks fit to do so on the next date of hearing.

The Authority shall review the matter on the next date of hearing.

Fix **08.02.2024** 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