

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

Complaint No. WBRERA/COM000924-CP

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
03 25.06.2025	The Complainant, Rahul Shankar is present online in the instant hearing today. He is directed to submit hazira online which should be kept in record. The Respondent, Vedic Conclave Private Limited is represented by the Learned Advocate, Payel Ganguly online at the time of hearing of the instant Complaint. She is directed to submit Hazira and Vakalatnama physically or online which should be kept in record. In today's hearing both the parties confirmed the receipt of Order No. 1 dated 07.02.2025 and the Order No. 2 dated 10.03.2025. In Order No. 1 dated 07.02.2025 it was explained that the Execution Order No. 3 dated 12.02.2021 was passed by the Authority in Complaint No. COM 000054 by the erstwhile WBHIRA being operative and the Copy of the same has been served to the Respondent also and the Learned Advocate of the Respondent also confirmed the receipt of the same and further, the Complainant was directed to move before this Authority to further initiate action into the Order No. 3 dated 12.02.2021 issued by the erstwhile WBHIRA wherein the execution order was passed for paying the remaining amount along with interest. Learned Advocate of the Respondent further submitted that the balance amount along with accrued interest will be refunded to the Complainant as per Order No. 3 dated 12.02.2021 in 2 to 3 installments without specifying the period for refund to the complainant as ordered. The ld' Advocate further failed to respond the non compliance of the above quoted order issued from the erstwhile WBHIR Authority by her client as on date. After hearing both parties, the Authority is pleased to give the following directions:- a) The Order No. 3 dated 12.02.2021 issued by the erstwhile WBHIRA in Complaint Petition No. COM 000054 wherein the execution order was passed for payment of the remaining amount along with the accrued interest been operational and not yet been complied by the respondent without assigning any justifiable reason to the complainant and	

submitted before this Authority, and

- b) The Complainant is hereby directed to submit notarized Affidavit mentioning the balance amount along with accrued interest to be paid to him by the Respondent vide Order No. 3 dated 12.02.2021 issued by the erstwhile WBHIRA in Complaint Petition No. COM 000054 and the same should be sent to the Authority as well as the Respondent both in hard and soft copy within **7 (seven) days** from date; and
- c) The Respondent is hereby directed to comply with the earlier Execution Order No. 3 dated 12.02.2021 passed by the erstwhile WBHIRA in Petition No. COM 000054 and to submit notarized Affidavit mentioning the schedule payment of the balance amount along with accrued interest to be paid by the Respondent to the Complainant in two installments within 45 (forty-five) days from the date of issue of this Order and the same should be sent to the Authority as well as the Complainant both in hard and soft copy within **7 (seven) days** from date. Further the respondent is given an opportunity to explain the grounds for non compliance of the Execution order 2 of WBHIRA dated 12th February 2021 as on date before this Authority to further decide on the issue of delayed act from the respondent.

Fix **4(four) weeks** from this date for further hearing and order.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority