

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

Complaint No. COM 000011 (Erstwhile HIRA)

Moniruddin Mandal ..... Complainant

Vs.

Tapas Kumar Bhagat ..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
Execution 12 <hr/> 09.03.2026	<p>Complainant is present in today's hearing physically by signing the attendance sheet.</p> <p>Advocate of the Respondent Mr. Partha Sarathi Mukherjee is present in today's hearing on behalf of Respondent through online mode. He is directed to submit his hazira immediately after today's hearing.</p> <p>Heard both the parties in detail.</p> <p>The Complainant stated that he received only Rs. 5,00,000/- till date from the Respondent out of balance principal amount of Rs. 17,43,300/- and no fund has been received till date after the order of the Authority dated 02.12.2025. He prayed for immediate refund of the balance principal amount along with applicable interest as per as per section 18 of the Real Estate (Regulation and Development) Act, 2016.</p> <p>The Ld. Advocate of the Respondent stated that he has no specific instruction from his client for payment of the remaining principal amount and prayed for 15(fifteen) days time for the same.</p> <p>The Complainant was appraised at the time of hearing that the final order of the Authority 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 stated that he is ready to wait for further period of 2-3</p>	

months for receiving the payment from the Respondent and prayed before the Authority for not sending the matter to the collector or to the Principal Civil Court for the execution of the same. therefore, after hearing and considering the appeal of the Complainant the Authority is hereby pleased to give the following directions:-

The Respondent shall refund the balance principal amount in favour of the Complainant through Bank Transfer within further **60(sixty) days** from the date of receiving the order of the Authority through email.

The Respondent is also directed to show cause why section 63 shall not be invoked against him for repeated violation of the order of the Authority in different dates.

Fix **after 8(eight) weeks** for further hearing and order.



JAYANTA KR. BASU)

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