

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

Complaint No. WBRERA/COM000205

Tania Dey..... Complainant

Vs

Vedic Realty Private Limited..... Respondent No. 1

Mr. Uday Modi..... Respondent No.2

Mr. Raj Kishore Modi .....Respondent No. 3

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
02 30.01.2024	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Advocate Ritaja Mukherjee (Mob. No. 9038134542 &amp; email Id-ritaja.mukherjee29@gmail.com) is present in the online hearing on behalf of the Respondent filing hazira and vakalatnama through email.</p> <p>Complainant submitted Notarized Affidavit dated 04.12.2023, containing their full submission regarding the Complaint Petition, as per the last order of the Authority dated 21.11.2023, which has been received by this Authority on 14.12.2023.</p> <p>Let the said Affidavit of the Complainant be taken on record.</p> <p>Respondent submitted Written Response on Notarized Affidavit dated 10.01.2024, as per the last order of the Authority dated 21.11.2023, which has been received by this Authority on 11.01.2024.</p> <p>Let the said Affidavit of the Respondent be taken on record.</p> <p>Heard both the parties in detail.</p> <p>After hearing both the parties, the Authority is pleased to give the following directions:-</p> <p>a) The Complainant is hereby directed to submit her current bank loan account statement on Affidavit stating the present status of the bank</p>	

loan and how much amount is required to be refunded by the Respondent to the bank and also to her and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and scan copies, within **10 (Ten)** days from the date of receipt of this order of the Authority by email; and

- b) Respondent is hereby directed to submit an Affidavit against the above mentioned Supplementary Affidavit of the Complainant stating therein the details of how they will repay to the bank and the date, time and amount of installments by which they will make refund of the Amount paid by the Complainant alongwith interest at the rate of SBI PLR plus 2% per annum for this period starting from the date of respective payments made by the Complainant till the date of realization and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and scan copies, within **10 (Ten)** days from the date of receipt of the Supplementary Affidavit of the Complainant by post or by email, whichever is earlier; and
- c) Both the parties are at liberty to try for a mutual settlement by amicable discussion with each other within the next date of hearing and if they arrive at a mutual settlement, both of them shall submit a Joint Affidavit, signed by both, containing the terms of the mutual settlement and send the same to the Authority within the next date of hearing; and
- d) If they fail to arrive at a mutual settlement, the Authority shall proceed with hearing of this matter on the next date of hearing on the basis of the Affidavits of the Complainant and Written Responses of the Respondent.

Fix **17.04.2024** for further hearing and order.

Sd/-

(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority

Sd/-

(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority

Sd/-

(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority

Certified to be true copy

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*Ade*

30.01.2024

Special Law Officer  
West Bengal Real Estate Regulatory Authority