

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

Complaint No. WBRERA/COM 001192

Ashad Ali Complainant

Vs

Sun Conclave Private LimitedRespondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 10.03.2026	<p>Complainant (mobile no:- 8080137008 email:- aliashad67@yahoo.com, aliashad1987@gmail.com) is present in today's hearing physically and signed the Attendance Sheet.</p> <p>Smt. Laxmi Biswas (mob:- 9818665867 email:- laxmi.biswas@simoco.net), being the Legal Representative of the Respondent Company is present in today's hearing through online mode by filing hazira through email.</p> <p>Heard both the parties in detail.</p> <p>Complainant has submitted Affidavit as per the order of the Authority dated 11.06.2025, which has been received by this Authority on 30.06.2025.</p> <p>Respondent has submitted Affidavit in response to the Affidavit of the Complainant, which has been received by this Authority on 23.07.2025.</p> <p>Both parties confirmed receipt of the Affidavit from the opposite parties.</p> <p>Complainant stated that out of total principal amount of Rs. 17,00,000/- (rupees seventeen lakh only) paid by him, he has received Rs. 7,90,880/- from the Respondent till to date.</p> <p>Complainant prays for early refund of his entire principal amount along with accrued interest by the Respondent.</p> <p>Legal Representative of the Respondent stated that they have paid Rs. 7,90,880/- (rupees seven lakh ninety thousand eight hundred and eighty only) to the Complainant on 20.06.2025 and as per their proposed timeframe in their affidavit they will complete the refund of the remaining amount to the Complainant. She requested for grant of another 2(two) months time for complying with the Authority's direction.</p> <p>After hearing both the parties, the Authority is hereby pleased to give the following directions:-</p> <p>A. Respondent shall refund the Complainant the balance principal amount</p>	

on the total principal amount of Rs. **17,00,000/-** along with accrued interest at the rate SBI PLR +2 per cent to be calculated from the date of payment of the principal amount by the Complainant till the date of refund of the same, by the Respondent, as mandated under Section 18 of Real Estate (Regulation and Development) Act, 2016 and Rule 17 & 18 of WBRERA Rules 2021 and report compliance of the said order within **45 (forty-five) days** from the date of receiving this order of this Authority.

- B. Respondent is hereby show caused why section 63 of Real Estate (Regulation and Development) Act, 2016 shall not be invoked against them for willful non compliance of the Authority's order.

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