

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

Complaint No.WBRERA/COM 000205

Mrs. Tania Dey and Mr. Nilarya Talukdar..... Complainant

Vs.

Vedic Realty Private Limited..... Respondent 1

Mr. Uday Modi..... Respondent 2

Mr. Raj Kishore Modi..... Respondent 3

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
05 18.03.2025	Complainants are present in the hearing and signed the Attendance Sheet. Respondent is absent in the hearing, despite due service of hearing notice through email. The Complainants stated that they have not received any payment from the Respondent as per order of the Authority dated 17.01.2025. The Complainants further stated that there was a mistake in their earlier Affidavit, in furnishing the amount of first installment of Bank loan, which shall be Rs. 471910/-. The same was already communicated by them through email to the Authority on 20.01.2025. The Complainant is directed to confirm it on notarized Affidavit, which is to be sent within 7(seven) days from today. The Authority is of the opinion that the Respondent has failed miserably to give possession of the flat to the Complainant, for which they are liable to refund the invested amount of the Complainant along with interest as per provision of RERA Act. The Respondent was directed by the Authority order dated 17.01.2025 to refund the invested amount of the Complainant along with interest at the rate of SBI PLR +2% and was also directed to deposit a penalty of Rs. 5,00,000/- (five lakh only) to the account of the Authority but Respondent did not comply the order of the Authority. Now, the Authority is pleased to give the following directions:- A. The Respondent shall refund the booking amount of Rs. 7,50,000/-	

and first installment of Bank loan amounting to Rs. 471910/-, totaling to Rs. 12,21910/- along with interest at the rate SBI PLR +2% per annum, for the period starting from the respective dates of payment made by the Complainant till the date of realization within **45(forty-five) days** through bank transfer, from the date of receiving this order, by speed post or by email, whichever is earlier.

- B. The Respondent shall also pay a penalty of Rs. **6,00,000/-(six lakh only)** for non-compliance of the order of the Authority dated 17.01.2025 within **45(forty-five) days** from the date of receiving this order by speed post or by email, in the following account of WBRERA.

A/c Name:- WEST BENGAL REAL ESTATE REGULATORY

Bank Name:- STATE BANK OF INDIA

A/c number :- 00000042520982210

IFSC number:- SBIN0014524

- C. The Complainant shall send their Bank Account particulars to the Respondent within **7(seven) days** from the date of receiving this order.

In case of non-compliance of the order of the Authority by the Respondent the Complainant is at liberty to file an Execution Application before the Authority as per Execution Regulation.

With this direction the matter is hereby disposed of.

Let copy of this order be served to both the parties immediately.


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority