

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 000362 (erstwhile WBHIRA)

NIDHI KHATTAR..... Complainant

Vs.

VEDIC REALTY PVT. LTD..... Respondent

Sl. Number and date of order	Order and signature of the Officer	Note of action taken on order
04 (Execution) 11.03.2025	<p>Today is the 4th day of Execution Hearing of this matter and the final order was passed on 27.04.2021.</p> <p>Complainant is present in the hearing through online mode filing hazira through email.</p> <p>Respondent is absent despite due service of hearing notice through email.</p> <p>Let the track record of due service of hearing notice be kept on record.</p> <p>Heard the Complainant in detail.</p> <p>As per Complainant, she has not received any amount from the Respondent though the Respondent was directed to refund the entire amount as per the final order dated 27.04.2021.</p> <p>The Respondent was directed by the Authority vide order dated 27.04.2021 to refund the entire Principal Amount paid by the Complainant i.e. Rs.24,07,525/- alongwith interest in accordance with provisions of WBHIRA Act 2017 (now deemed to be transferred under WBRERA as per Hon'ble Supreme Court order dated 12.05.2023) i.e. SBI PLR +2% within 45 days from the date of receiving that order. Due to non-compliance of the order by the Respondent the Complainant filed Execution Application before this Authority for execution of that order.</p> <p>Inspite of specific directions to appear before the Authority for non-compliance of the direction of the Authority the Respondent did not pay heed any attention to the order of the Authority.</p> <p>Hence, the Authority is pleased to give the direction that the Respondent</p>	

shall be liable as per section 61 of Real Estate (Regulation and Development) Act, 2016 to pay a penalty of Rs.10,00,000/- (Rupees Ten lakhs only) for non-compliance of the order of the Authority dated 27.04.2021 and Order no. 01 (Execution) dated 15.12.2023, Order no. 02 (Execution) dated 07.05.2024 and Order no. 03 (Execution) dated 03.09.2024.

The Complainant was appraised at the time of hearing that the order dated 27.04.2021 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.

The Complainant consented for sending this matter for execution to the District Magistrate of the concerned District in whose jurisdiction the said property is situated, as per the provisions contained in section 40 of the Real Estate (Regulation & Development) Act, 2016 read with rule 25 of the West Bengal Real Estate (Regulation & Development) Rules, 2021.

Therefore, this Authority is hereby pleased to send this matter for execution to the District Magistrate of North 24-Parganas to execute this order as per section 40 of the Real Estate (Regulation & Development) Act, 2016 read with rule 25 of the West Bengal Real Estate (Regulation & Development) Rules, 2021. As per rule 25 of the West Bengal Real Estate (Regulation & Development) Rules, 2021, the amounts due shall be recovered by the concerned District Magistrate as arrears of land revenue and shall be recovered in the manner provided in the Bengal Public Demand Recovery Act, 1913 (Bengal Act 3 of 1913) for depositing the same in favour of the Complainant.

The amount of penalty amounting to Rs.10,00,000/- (Rupees Ten lakhs only) imposed by the Authority shall also be recovered by the collector and shall be arranged to deposit in the following account:-

A/C NAME : WEST BENGAL REAL ESTATE REGULATORY AUTHORITY

BANK: STATE BANK OF INDIA

A/C NO. 00000042520982210

IFS CODE: SBIN0014524

The Secretary, West Bengal Real Estate Regulatory Authority (WBREERA), is hereby directed to send certified copies of all orders along with final order dated 27.04.2021 and copy of the Complaint Petition to the District Magistrate of North 24-Parganas, within 7 (seven) days from today, requesting him to initiate a Certificate Case under the Bengal Public Demand Recovery Act, 1913, as per this order of the Authority.

The District Magistrate North 24-Parganas, is to execute the order dated

27.04.2021 in COM 000362 passed by this Authority, as per the provisions contained in rule 25 of the West Bengal Real Estate (Regulation & Development) Rules, 2021, within a month from the date of receipt of the certified copy of the order dated 27.04.2021 and other documents from the Secretary, WBRERA and send the compliance report to this Authority within six weeks.


It should be mentioned here that in a similar case, the Hon'ble Supreme Court of India, in petition for Special Leave to Appeal (C) No.16908/22, has been pleased to order as follows:-

"We direct, that the Authority shall proceed to execute the order which has been passed in favor of petition expeditiously, within a month from the date of receipt of a certified copy of this order by the executing forum".


As the present matter is similar to that of the matter heard by the Supreme Court of India, as mentioned above, therefore, the Authority directs the District Magistrate of North 24-Parganas, to take necessary action to execute this order within a month from the date of receipt of certified copy of this order along with other papers and documents from this Authority.

Complainant is at liberty to pursue this matter with the office of the District Magistrate, North 24-Parganas to get refund of the amount as per the order of the Authority.

Let the 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