

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

Complaint No.WBRERA/COM 000496

Ruma SahaComplainant

Vs.

Labbaik Developers Pvt. Ltd. represented by

Tanveer Haque & Sagir AhmedRespondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
06 <u>19.03.2026</u>	<p>Complainant is represented by Advocate Palash Saha, who appeared in the hearing today physically and signed the attendance sheet.</p> <p>Respondent is absent in today's hearing, despite due service of hearing notice. Respondent sent an email in the early morning praying for an adjournment, which is rejected by the Authority.</p> <p>Complainant already submitted rejoinder affidavit. But the Respondent has not submitted any sur-rejoinder against the rejoinder Affidavit of the Complainant.</p> <p>Heard the Complainant in detail.</p> <p>Complainant stated that the Respondent has knowingly tried to divert the Authority from the true state of facts which has been explained by him through his rejoinder. Moreover, the Respondent has made totally false statement regarding the land area of their project which is around 1049.34 sq.mt, which is evident in the sanctioned building plan of Asansol Municipal Corporation vide Memo No. 189(1)/BP/AMC/HO/18 dated 15.01.2018.</p> <p>After hearing the Complainant and going through the Affidavits and other the Authority is of the opinion that Respondent has failed to substantiate his submission with necessary supporting documents and not handed over the property booked by the Complainant in spite of making payment of Rs. 48,00,000/- by the Complainant.</p> <p>The Respondent has failed to give satisfactory reply in regard to non-compliance of Section 3 of Real Estate (Regulation and Development) Act, 2016 towards registration of their project.</p> <p>Now, the Authority is hereby pleased to give the following directions:-</p> <p>A. As per provision of section 18 of Real Estate (Regulation and Development)</p>	

Act, 2016 read with Rule 18 of WBRERA Rules, the Respondent shall refund the Complainant the principal amount of Rs. **48,00,000/-** along with 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, through bank transfer within **45 (forty-five) days** from the date of receiving this order of this Authority by speed post or by email whichever is earlier.

B. The Complainant shall send his bank account details within **5(five) days** from the date of receiving this order through email.

C. 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. Respondent shall also furnish the total project cost in the said affidavit. The reply shall reach the office within **10(ten) days** from the date of receiving the order of the Authority through email.

Fix **after 6(six) weeks** for further hearing and order.



(JAYANTA KR. BASU)

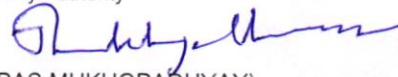
Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority