

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

Complaint No.COM 000356 (erstwhile WBHIRA)

Bappaditya Patra..... Complainant

Vs

Soumita Construction Pvt. Ltd..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
03 20.09.2024	<p>Complainant (Mobile - 9836766733 and email - bappadityapatra@yahoo.co.in) is present in the physical hearing and signed the Attendance Sheet.</p> <p>Advocate Masooma Khan (Mobile - 8981637107 & email id: lawdesk2@teamtaurus.co.in) is present in the hearing through online mode. She is directed to send her hazira and Vakalatnama through email immediately after today's hearing.</p> <p>Heard both the parties in detail.</p> <p>The Advocate of the Respondent stated that the said flat is ready and if the Complainant wants to take the possession, they can deliver the possession within a short time.</p> <p>The Complainant did not consent to the proposal of the Advocate of the Respondent. He wants to take refund of the principal amount alongwith interest as per RERA Act and Rules as the schedule date of delivery of possession has expired long back and he has no requirement of the flat at present.</p> <p>After hearing both the parties, the Authority is hereby pleased to give the following directions:-</p> <p>a) The Respondent is directed to make refund payment of the Principal Amount alongwith interest @ SBI PLR +2% per annum, for the period starting from the respective dates of payments made by the Complainant till the date of realization, in six (6) equal consecutive monthly instalments, starting from November, 2024 ending with April, 2025; and</p> <p>b) The Complainant is directed to send his bank account details to the Respondent within 3 (three) days from the date of receipt of</p>	

this order of this Authority through email.

The Authority shall review the matter on the next date of hearing and the Authority shall no other option but to take stringent actions against the Respondent, if he fails to make payment as per the above direction, as per the provisions of Real Estate (Regulation and Development) Act, 2016, for protection of the right and interest of the Complainant-Allottee.

Let the order be sent through email to both the parties immediately and the order be uploaded in the website of WBRERA (www.rera.wb.gov.in) under the heading '**Authority Order**'.

Fix **10.12.2024** for further hearing and order.

Sd/-
(JAYANTA KR. BASU)
Chairperson
West Bengal Real Estate Regulatory Authority

Sd/-
(BHOLANATH DAS)
Member
West Bengal Real Estate Regulatory Authority

certified to be true copy.

date

20.09.2024

*Special Law Officer
West Bengal Real Estate Regulatory Authority*