

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

Complaint No. COM 000722 (erstwhile WBHIRA)

Gautam Roy and Nandita Roy..... Complainants

Vs

Soumita Construction Private Limited..... Respondent

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
05 15.07.2025	Complainants are present in the hearing physically and signed the Attendance Sheet. Advocate Masooma Khan (Mob. No. 8981637107 & email Id-lawdesk2@teamtaurus.co.in) is present in the hearing through online mode. Heard both the parties in detail. The Complainants stated at the time of hearing that they have not received any amount from the Respondent after the last order of the Authority dated 19.12.2024. The Complainant also made an Application for Execution of order of the Authority but the same is not granted as the instant Complaint Petition has not been finally disposed of by the Authority as on the date of Execution Application by the Complainant. The Advocate of the Respondent prayed for some more time to make the payment stating that they are facing financial hardship and not in a position to make payment immediately. She also submitted that the director of the Respondent Company could not attend today's hearing due to attack with cough and cold but she did not produce any medical certificate in support of her submission. After hearing both the parties the Authority is of the opinion that the Respondent is deliberately violating every order of the Authority and submitting lame excuses for non-compliance of the order of the Authority.	

The Authority has no other alternative but to give the following directions:-

- a) As the Respondent has failed miserably to handover the flat to the Complainant they shall refund the Complainant the Principal Amount of Rs.13,13,375/- and interest at the rate of SBI PLR+2% per annum for the period starting from respective date of payments made by the Complainant till the date of realization, as per provision of section 18 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 17 and 18 of the West Bengal Real Estate (Regulation and Development) Rules, 2021, through bank transfer within 45 days from the date of receiving this order through email.
- b) The Complainant shall send their Bank account details to the Respondent within 3 days from the date of receiving this order through email.
- c) In the event of non-compliance of the order the Complainant is at liberty to file an Execution Application on a plain paper as per Execution Regulation.
- d) A penalty of Rs.10,00,000/- is hereby imposed upon the Respondent for non-compliance of the order of the Authority dated 19.11.2024 as per section 61 of the Real Estate (Regulation and Development) Act, 2016. The amount shall be deposited to the WBRERA 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

With the above directions 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