

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 Private LimitedRespondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
05 31.07.2025	Complainant is present in today's hearing physically and signed the attendance sheet. Advocate Masooma Khan is present in today's hearing on behalf of the Respondent Company through online mode, filling hazira. Heard both the parties in detail. Complainant sated that he has not received any payment as per Authority order dated 24.03.2025. The Advocate of the Respondent stated that they could not make any payment due to financial crunches. The Respondent was specifically directed to refund the principal amount with interest within 30.06.2025, failing which, the director of the Respondent Company shall have to appear personally before the Authority on today's hearing and explain regarding their non-compliance of the order of the Authority. In spite of that the Respondent neither refunded the amount to the Complainant nor did their Director appear physically before the Authority, thereby, totally violating the order of this Authority. Now, the Authority is hereby pleased to give the following directions:- A. As per provision of section 18, of Real Estate (Regulation and Development) Act, 2016 read with Rule 18 of WBRERA Rules, the Respondent shall refund the Complainant the principal amount of Rs. 21,09,743/- 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 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 to the Respondent within five days from the date of receiving this order through email.	

C. The Respondent shall also pay a penalty of Rs. **5,00,000/- (five lakh only)** for non-compliance of the order of the Authority dated 24.03.2025 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

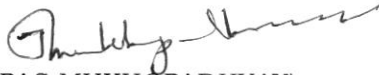
In case of non-compliance of this order of the Authority, the Complainant is at liberty to file an Execution Application before the Authority as per the Execution Regulation.

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