

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

Complaint No. WBRERA/COM 001565

Jay Bandyopadhyay Complainant

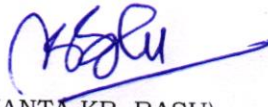
Vs

Soumita Construction Private Limited through Mr. Amitabh Roy Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 08.04.2026	<p>Advocate Biswarup Mukherjee (mobile no:- 7838213753 and email id:- vishwarupmukherjee@gmail.com) along with Advocate Tanmay Kar (mob:- 9012029285 and email:- tanmoykar5c@gmail.com) is present in today's hearing on behalf of the Complainant through online mode and physically respectively by filing hazira and signing the attendance sheet.</p> <p>Advocate Masooma Khan (Mobile No:- 8981637107 and Email Id:- lawdesk2@teamtaurus.co.in) is present in today's hearing on behalf of the Respondent Company through online mode. She is directed to submit her hazira and vakalatnama immediately after today's hearing through email.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant, he purchased a flat bearing no-3H on 3rd floor along with a covered car parking space in the project of the Respondent by entering into an Agreement for Sale on 14.04.2014. The total consideration value of the said flat was Rs. 22,18,476/-, out of which, the Complainant has paid a sum of Rs. 4,32,306/- on April, 2014 to the Respondent. But a period of over 11 years elapsed and in spite of constant persuasions and several visits to the office of the Respondent by the Complainant, the Respondent neither made any progress towards completing the flat in habitable condition nor did they refund the money paid by the Complainant.</p> <p>Complainant prays before the Authority for the following relief of refund by the Respondent the invested amount of Rs. 4,32,306/- along with interest at the rate of 18% as on April, 2014 including payment of compensation by the Respondent amounting to Rs. 15,00,000/- only for harassment and mental agony and also a litigation cost to the tune of Rs, 3,00,000/-.</p> <p>After hearing the Complainant, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions: -</p>	

- A. The Complainant shall submit her total submission regarding the Complaint Petition on a Notarized Affidavit annexing therewith notary attested/self-attested supporting documents and a signed copy of the Complaint Petition and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within **3 (three) weeks** from the date of receipt of this order of the Authority by email.
- B. The Respondent shall submit their Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested supporting documents, if any, and send the same (in original) to the Authority serving a copy to the Complainant, both in hard and soft copies, within **3 (three) weeks** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

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



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority