

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

Complaint No. WBRERA/COM000196

Partha Jyoti Chatterjee ..... Complainant

Vs.

Simoco Systems & Infrastructure Solutions Limited..... Respondent

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
01 04.09.2023	<p>Complainant is present in the online hearing filing hazira through email.</p> <p>Respondent is absent in the online hearing despite due service of hearing notice through speed post and also by email.</p> <p>Let the track record of due service of hearing notice to the Respondent be kept on record.</p> <p>Heard the Complainant in detail.</p> <p>The case of the Complainant is that he had booked two flats bearing nos. 4H &amp; 4I alongwith a shop G-4 in the year 2017 of the Respondent Company which were supposed to be handed over by December, 2019.</p> <p>He also stated that initial offer of the project was altered by the promoters who had promised to provide a G+V building which was later changed to G+IV. Due to Covid-19 the project was delayed and eventually he decided to cancel the Sale Agreement and prayed for refund of the amount paid by him with interest. The Respondent Company opted for an amicable settlement &amp; agreed to refund the money with interest @6.85 % within 8 months from the date of settlement. Out of Rs. 41.73 lakhs due for refund with interest, an amount of Rs. 14.45 lakhs was refunded by the Respondent Company.</p> <p>The Complainant prays before the Authority for refund of the entire</p>	

principal amount along with interest minus the amount already paid by the Respondent.

After hearing the Complainant, the Authority is pleased to admit this matter for further hearing and order and give the following directions:-

The Complainant is directed to submit his total submission regarding his Complaint Petition on a Notarized Affidavit annexing therewith notary attested supporting documents and a signed copy of the Complaint Petition and send the original Affidavit to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within 7 (seven) days from the date of receipt of this order through email.

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested supporting documents, if any, and send the original to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within 7 (seven) days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **02/11/2023** for further hearing and order.

(SANDIPAN MUKHERJEE)  
Chairperson

West Bengal Real Estate Regulatory Authority

(BHOLANATH DAS)  
Member

West Bengal Real Estate Regulatory Authority