

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

Complaint No. WBRERA/COM000622

Sucheta Roy..... Complainant

Vs.

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

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 <u>27.01.2025</u>	<p>Complainant, Sucheta Roy (email id: tiya.roy123@gmail.com and Phone No. 8902667365) is present in the online hearing today.</p> <p>Legal Executive of the Respondent Promoter Company Smt. Laxmi Biswas is present in the online hearing. She is hereby directed to submit her Authorization and hazira in the instant matter through email to the Authority immediately.</p> <p>Complainant, Sucheta Roy stated that she booked an apartment in the project named Sanhita in 2014 and as per the sale agreement she was supposed to have delivery of the flat within 36 (thirty-six) months i.e. by the year 2017. It was also stated that by the October, 2018 she should have got delivery of the flat but till today i.e. 27.01.2025 she has not got delivery of the flat. So the Complainant seeks full refund of the principal amount of Rs.14,43,122/- along with interest due as per the provision of the Act.</p> <p>The Legal Executive, Smt. Lashmi Biswas representing the Respondent, Simoco Systems &amp; Infrastructure Solutions Limited stated that they are to favorably agree to refund the principal amount in 5 to 6 installments and the due interest accrued as per the Act in another three installments.</p> <p>After hearing both the parties, 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> <p>The Complainant is directed to submit her total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary attested / self attested copy of 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 scan copies, within <b>15 (fifteen)</b> days from the date of receipt of this order through email.</p> <p>The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the</p>	

Complainant, annexing therewith notary attested / self attested copy of supporting documents, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and scan copies, within **15 (fifteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Respondent shall submit a **Refund Schedule** in her Affidavit and start payment according as per the submission made by her at the time of hearing today.

Authority shall review the payment matter on the next date of hearing **8 (eight)** weeks from now.



(JAYANTA KR. BASU)  
Chairperson

West Bengal Real Estate Regulatory Authority