

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

Complaint No. WBRERA/COM 001412

Debarati Choudhuri Complainant

Vs

Simoco Systems and Infrastructure Limited Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 15.10.2025	Mr. Partha Choudhuri (mobile no:- 9831067495 and email id:- devi.choudhuri@gmail.com) is present in the hearing today physically on behalf of the Complainant and signed the attendance sheet. Smt. Laxmi Biswas, (email:- laxmi.biswas@simoco.net) being the Legal Representative of Respondent Company is present in today's hearing through online mode by filing hazira through email. As per the Complainant, she booked a Studio Apartment No.122, First floor, in holding no. SA-1 of Simoco Systems and Infrastructure Limited along with a four wheeler car parking space on 08.06.2017. The Allotment letter was issued by the Respondent Company on 16.06.2017 and as per demand raised by the said Respondent Company the Complainant paid Rs. 4,18,956/- in different dates. The Agreement for Sale was signed on 07.02.2019 and the Complainant submitted that the flat was supposed to handover within two years from the date of signing the Agreement but till date she did not get possession of the said flat. The Complainant prayed before the Authority for refund of her invested money of Rs. 4,18,956/- with applicable interest. The Respondent confirmed the payment received from the Complainant as stated by him and agreed to refund the same within two months from this date. 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: - The Complainant is directed to submit his total submission regarding their 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 4(four) weeks from the date of receipt of this order of the Authority by email.	

The Respondent is hereby directed to 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 Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within **4 (four) weeks** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

The Respondent shall also indicate the compliance of refund of the total payment received from the Complainant along with the accrued interest in their Affidavit.

The Complainant shall provide his Bank account details with the Respondent.

Fix after **10 (ten) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority