

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

Complaint No. WBRERA/COM001244

Mrityunjay Hazra.. 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
02 30.06.2025	The Complainant, Mrityunjay Hazra, and his lawyer represented by his Learned Advocate, Lord Chatterjee is present physically in the instant hearing today. He has submitted hazira, and vakalatnama which should be kept in record. The Respondent, Simoco Systems & Infrastructure Solutions Limited is represented by its Legal Executive, Laxmi Biswas who appeared online at the time of hearing of the instant Complaint. She is directed to submit Hazira and authorization letter physically or online which should be kept in record. The instant matter was heard on 17.04.2025 when both the parties were absent so the matter was adjourned. Today the matter is taken up for Admission hearing. The Complainant stated that his client entered into an Agreement for Sale on 06/06/2015 for purchasing Flat No. 4C, 4th Floor, Block 3B15 in the project named, Sanhita from the Respondent. Considering six months grace period the delivery of the Flat was considered as 05/6/2018. The Complainant stated that he has paid Rs.18,84,177/-. The Complainant visited the Offices of the Respondent but no writing instruction was given to him about the delivery of the flat. The Complainant also stated that there is no sign of improvement of development work and the flat is not at all ready for delivery. One of the Directors of the Respondent Firm, Prasenjit Mukherjee told the Complainant that the delivery of the flat will be made very soon but the Complainant stated that the same has been assured several times but no fruitful result has come out. So the Complainant asked for refund of the Principal amount along with interest as the provision of the Act. The Learned Advocate appearing on behalf of the Respondent stated that the building is almost complete and the same will be delivered within December, 2025. The Learned Advocate stated that she will show the pictures of the buildings in time. 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 copy of supporting documents and a signed copy of the Complaint Petition in Form 'M' 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 **7 (seven) days** from the date of receipt of this order of the Authority by email. The Complainant submitted for refund of the entire payment made by him to the respondent along with the accrued interest due as per the RERA Act 2016 and also submitted that he pray for inclusion of Mr Prosenjit Mukherjee as respondent number 2.

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 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 **7 (seven) days** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. The Respondent is further directed to submit the Registration Certificate if the project is registered under WBHIRA/WBRERA along with the instant Affidavit. The Respondent is also directed to submit the recent pictures of the project along with the said Affidavit along with the refund schedule as mandated by the RERA Act 2016.

Fix **4(four) weeks** for further hearing and order.



(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority