

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

Complaint No.WBRERA/COM 001255

VIJAY KUMAR..... Complainant

Vs.

SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED..... Respondent

Sl. Number and date of order.....	Order and signature of the Officer	Note of action taken on order
01 29-04-2025	Complainant along with his daughter Miss Ayeshwarya Raj (Ph.No:8507436818; email:ayeshwaryaraj01@gmail.com) is present in the hearing through online mode filing Hazira through email. Smt Laxmi Biswas (Ph.No: 9818665867; email:laxmi.biswas@simoco.net) is present in the hearing physically signing Authorization and the Attendance Sheet. Heard both the parties. As per the Complainant he booked a flat (315 on 3rd floor, block SA-1 under precinct 13 in Sanhita Housing project of the Respondent with car parking space, C-16 at Satuli, PS- Kashipur, District- 24 pgs, south under Bhagwanpur Gram Panchayet) on 24.04.2017. Agreement for Sale was signed on 29.11.2018 and scheduled date of handover of the flat was 29.11.2020 with a grace period of 6 (six) months, that is 29.05.2021 and as per demand by the company a further grace period of 180 days was scheduled for handing over the same, that is 29.11.2021. But till date the Complainant has not received the possession of the flat though he has already paid a total amount of Rs.445081/- on different dates by his own savings as well as through a loan taken from United Bank of India (PNB) The Complainant prays for relief of refund of the principle amount paid by him along with interest as per provision of RERA Act. Respondent stated that they will make refund the principle amount in 4 (four) installments and then the interest amount in further 5 (five) installments as they are also going through financial hardships. The Complainant urged for refund more expeditiously by the Respondent.	

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 **14 (fourteen)** days 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 **14 (fourteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. In their Affidavit the Respondent shall submit a refund schedule showing the number of installments on every not exceeding **4 (four)** for the payment of principle amount and **4 (four)** for the payment of interest amount to the Complainant. They will also start the payment of installments from the month of June, 2025 and further proceed with the same on subsequent months.

Fix **05.08.2025** for further hearing and order.


(TAPAS MUKHOPADHYAY)

Member
West Bengal Real Estate Regulatory Authority