

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/COM 001040

Suman Chakraborty ..... Complainant

Vs

Simoco Systems & Infrastructure Solution Limited ..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
04 10.03.2026	<p>Complainant is present in the hearing through online mode by filing Hazira through email.</p> <p>Smt. Laxmi Biswas (mob:- 9818665867 email:- <a href="mailto:laxmi.biswas@simoco.net">laxmi.biswas@simoco.net</a>), being the Legal Representative of the Respondent Company is present in today's hearing through online mode by filing hazira through email.</p> <p>Heard both the parties in detail.</p> <p>Complainant's affidavit dated 17.03.2025 been receipt by the Respondent. Respondent's affidavit dated 09.04.2025 receipt by the Authority on 22.04.2025.</p> <p>Complainant submitted that he has not receipt any affidavit from the Respondent.</p> <p>Legal representative of the Respondent submitted that while the hard copy been sent to the complainant on the address as mentioned by the complainant in Form-M has returned undelivered. She also stated that soft copy of the affidavit has been mailed to the Complainant on 04.04.02025. It is to be noted that the Respondent's affidavit was notarized on 09.04.2025.</p> <p>The Complainant submitted that he has already made payment of Rs. 2,45,295/- from his personal savings along with a bank Loan from UCO Bank amounting RS. 7,50,000/-.</p> <p>Legal representative of the Respondent also submitted that the Complainant has made payment amounting to Rs. 8,82,795/- out of which, respondent has made repayment totally Rs. 3,50,000/- on different dates. This was confirmed by the Complainant in today's hearing. Further Complainant seeks repayment of balance amount along with the accrued interest.</p> <p>After hearing both the parties, the Authority is hereby pleased to give the following directions:-</p> <p>A. Respondent shall refund the Complainant the balance principal amount</p>	

of Rs. **5,32,795/-** along with accrued interest at the rate SBI PLR +2 per cent to be calculated from the date of payment of the principal amount by the Complainant till the date of refund of the same, by the Respondent, as mandated under section 18 & Rules 17 and 18 of Real Estate (Regulation and Development) Act, 2016 and WBRERA Rules and report compliance of the said order within **45 (forty-five) days** from the date of receiving this order of this Authority.

- B. Respondent shall submit before the authority affidavit of service of sending a copy of their affidavit to the Complainant.
- C. Both parties to submit compliance of the instant order during the next date of hearing.

Fix after **6 weeks** from this date for further hearing and order.

(JAYANTA KR. BASU)

Chairperson

West Bengal Real Estate Regulatory Authority

(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority