

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

Complaint No. WBRERA/COM(PHYSICAL) 000251

Pijush Das Complainant

Vs

Simoco Systems & Infrastructure Solutions Limited Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 08.08.2025	Complainant is absent in the hearing, without any intimation, despite due service of the hearing notice through email. Smt. Laxmi Biswas being the Authorized Representative of the Respondent Company is present in today's hearing through online mode. As per the complaint petition submitted by the Complainant in Form -M, the Complainant booked a flat in the project "Precinct -12" of the Respondent and entered into an Agreement for Sale on 02.01.2020. The total consideration value of the flat was 12,19,000/- and the Complainant has made full payment of the same as per payment schedule specified in the Agreement. The Respondent failed to obtain completion certificate and handover the possession of the Apartment to the Complainant within stipulated time. The Complainant prays for relief of refund of the entire amount paid by him along with interest as per provisions of Real Estate (Regulation and Development) Act, 2016. The Respondent stated that as per the Books of Accounts maintained by them, the Complainant has paid Rs. 7,82,348/- and they are agreeable to refund the same along with interest in 7(seven) monthly installments. 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 Respondent shall submit notarized Affidavit in response regarding the Complaint Petition submitted in Form-M enclosing 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.	

The Complainant shall submit a parawise reply in response to the Affidavit of the Respondent enclosing 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.

Fix after **8(eight) weeks** for further hearing and order.



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority