

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

Complaint No.WBRERA/COM 000569

Biswanath Agarwal. Complainant

Vs.

Simoco Systems and infrastructure solution Ltd..... Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 07.03.2025	Advocate R.K. Gupta (Mobile – 6291409908) alongwith Gourav Agarwal, son of the Complainant is present in the hearing on behalf of the Complainant filing vakalatnama and signing the Attendance Sheet. Laxmi Biswas is present on behalf of the Respondent filing hazira through email. Heard both the parties in detail. The Advocate of the Complainant stated that the Complainant Biswanath Agarwal has expired on 11.01.2024 and in this connection his son Gourav Agarwal has sent an email to the Authority dated 07.03.2025 enclosing therewith copy of death certificate. Let the said email be taken into record. As per the Complaint Petition, the fact of the case is that,- The Complainant late Biswanath Agarwal alongwith his wife booked a flat in Sanhita project of the Respondent and entered into an Agreement for Sale on 06.09.2016. The Complainant paid a total amount of Rs.17,35,267/- on different dates. As per Agreement for Sale the flat was scheduled to be handed over to the Complainants within 42 months from the date of Agreement for Sale. But the Complainants have not received the same till today for which the Complainants prayed for relief of refund of their invested amount alongwith interest as per provision of RERA Act. Authorized Representative of the Respondent stated that they will refund Principal and the Interest amount in installments due to their financial crunches. After hearing both the parties, the Authority is hereby 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:-

Smt. Snehlata Agarwal the Co-Applicant Complainant shall submit Affidavit in support of Complaint Petition, annexing therewith notary attested/self-attested copy of 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 scan copies, within **21 (twenty-one)** days from the date of receipt of this order of the Authority by email.

The Complainant shall also submit copy of all documents related to legal heir certificate / succession certificate, family details etc with their Affidavit. They shall also give particulars of their bank loan including bank statement with their Affidavit.

The Respondent Company is hereby directed to submit its 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 **21 (twenty-one)** days from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier.

Fix **22.09.2025** for further hearing and order.


(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority