

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

Complaint No.WBRERA/COM001041

Sumita Bhowmik.... 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
04 05.01.2026	<p>The Complainant, Sumita Bhowmik is physically present in the instant hearing by signing the attendance sheet.</p> <p>Respondent, Simoco Systems & Infrastructure Solutions Limited, represented by the Legal Representative, Smt. Lashmi Biswas appeared online by filing haizra through email.</p> <p>Heard the Complainant in detail.</p> <p>The Complainant stated that she has received only Rs. 1,50,000/- amount after the Order No. 3 dated 10.09.2025 and she prayed for early refund of remaining outstanding amount towards the Home Loan Account along with interest amount.</p> <p>The Legal Representative of the Respondent prayed for further two months time to refund the principal amount due to financial crunches. The Legal Representative of the Respondent could not satisfactorily explain her justification of not refunding the payments received from the complainant while failing to deliver the flat as agreed upon by the respondent through Agreement for Sale with the complainant as homebuyer. In Order No. 3 dated 10.09.2025 the Respondent was directed to refund the remaining outstanding amount towards the Home Loan Account of the Complainant within 15 (fifteen) days along with the interest without fail. And in the event of non-compliance of the said order the Respondent have to pay a penalty at the rate of Rs.5,000/-(five Thousand) per day from the date of that order till compliance, as per Provision of Section 63 of the Real Estate (Regulation and Development) Act, 2016 to the Bank Account of WBRERA.</p> <p>After hearing both the parties, the Authority is hereby pleased to give the following directions:-</p> <p>A. As per provision of Section 18 of the Real Estate (Regulation & Development) Act, 2016 read with Rule 18 of WBRERA Rules, the Respondent shall refund the Complainant the remaining outstanding</p>	

amount towards the Home Loan Account of the Complainant along with 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, through bank transfer within **January, 2026** from the date of receiving this order of this Authority by speed post or by e-mail whichever is earlier.

- B. The Complainant shall send her bank account details within five days from the date of receiving this Order through email.
- C. The Respondent is further directed to pay a penalty of **Rs.5,000/- (Rupees Five Thousand) only** per day for each day of default of compliance of the Orders and notices of this Authority since 10.09.2025 as per the Provision of Section 63 of the Real Estate (Regulation & Development) Act, 2016 and the amount to be deposited to the Bank Account of the Real Estate Regulatory Authority as given below :-

" A/c Name : WEST BENGAL REAL ESTATE REGULATORY
Bank Name : STATE BANK OF INDIA.
A/c. Number : 00000042520982210.
CIF No. : 90909677334.
IFSC Code : SBIN0000001.
MICR No. : 700002021.

In case of non-compliance of this Order of the Authority, the Complainant is at liberty to file an Execution Application before the Authority as per the Execution Regulation.

With this direction the matter is hereby disposed of.

Let copy of this order be served to both the parties immediately.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority