

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 and Infrastructure Solutions Limited Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 05.08.2025	Complainant (email id :- ayeshwaryaraj01@gmail.com) is present in today's hearing filing hazira through email. Smt. Laxmi Biswas (email id:- laxmi.biswas@simoco.net) being Legal Representative of the Respondent Company is present in today's hearing through online mode filing hazira through email. Respondent submitted that they have refunded Rs. 1,00,000/- (one lakh only) to the Complainant on 4.08.2025 as directed by the Authority in the earlier order and it was confirmed by the Complainant. However the Complainant also submitted that the Respondent have failed in their commitment for refund for earlier two months June and July as submitted through Affidavit. After hearing both the parties, the Authority is of opinion that the Respondent Company has miserably failed to give possession of the flat as per Agreement for Sale signed with the Complainant on 29.11.2018 and therefore, the Complainant is entitled to get refund of the entire principal amount along with interest as per provision of the Real Estate (Regulation and Development) Act, 2016 and the Authority is hereby pleased to give the following direction:- A. As per provision of section 18, of Real Estate (Regulation and Development) Act, 2016 read with Rule 18 of WBRERA Rules, the Respondent shall refund the Complainant the remaining principal amount of Rs. 3,45,081/- (three lakh forty-five thousand eighty-one only) 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 45 days from the date of receiving this order of this Authority by speed post or by email whichever is earlier. B. The Complainant shall send his Bank Account details to the Respondent within 5(five) days from the date of receiving this order	

through email.

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