

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

Complaint No. WBRERA/COM000477

Manoj SharmaComplainant

Vs

Samasth Infotainment Private Limited.....Respondent

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
01 26.06.2024	<p>Complainant is present in the online hearing. He is directed to send his hazira through email to the Authority after today's hearing.</p> <p>Legal Executive Laxmi Biswas, being the Authorized Representative of the Respondent Promoter Company is present in the online hearing on behalf of the Respondent filing hazira and Authorization through email.</p> <p>The Legal Executive of the Respondent could not connect her audio at the time of hearing, therefore, the hearing was conducted through Zoom App and also through Mobile Phone. She is directed to take necessary measure in her mobile internet connectivity in future, otherwise, she shall appear physically in the next date of hearing before the Authority.</p> <p>Heard both the parties in detail.</p> <p>As per the Complainant, he had booked a unit, vide No. 2A at 2nd Floor, in Block-PRECINCT9-2B14 in the project named 'SANHITA' of the Respondent Promoter Company i.e., Samasth Infotainment Private Limited as on 03.12.2019, but till now the Respondent has not handed over the flat as per the sale agreement. Mr. Prosenjit Mukherjee, Director of the Simoco Systems Infrastructure Solutions Limited, has given the commitment to the Complainant to handover the flat in the month of April,2023. The Complainant is not able to pay home loan EMI and rent as well, so the complainant has requested the Authority to help him to get his flat or refund of his hard earned money.</p> <p>The Complainant prays before the Authority for the relief of refund of the full amount or hand over of flat immediately.</p> <p>After hearing both the parties, 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:-</p> <p>The Complainant is directed to submit his total submission regarding their Complaint Petition on a Notarized Affidavit annexing therewith notary</p>	

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 **15 (fifteen)** days from the date of receipt of this order of the Authority by email.

The Complainant is also directed to submit in a Tabular Form chronologically the payments he has made time to time in this regard mentioning the date of payment and amounts paid and annexing the photo copy of the corresponding money receipts and/or bank statement annexing with his Notarized Affidavit.

The Respondent is hereby directed to submit his 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 **15 (fifteen)** days from the date of receipt of the Affidavit of the Complainant either by post or by email, whichever is earlier.

The Respondent is further directed to specifically mention in his affidavit that within how much time they will deliver the flat to the Complainant, complete in all respect and in habitable condition.

Fix **10.09.2024** for further hearing and order.



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority