

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

Complaint No.WBRERA/COM000995

Plaban Kumar Biswas..... Complainant

Vs

Simoco Systems & Infrastructure Solutions Limited..... Respondents

Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
02 23.10.2024	<p>Complainant Mr. Plaban Kumar Biswas (Mob. No. 7001308989 & email Id:plaban78@gmail.com), is present in the physical hearing and signed the Attendance Sheet.</p> <p>Smt. Laxmi Biswas (Mob. No.9818665867 & email Id:laxmi.biswas@simoco.net), being the Legal Executive of the Respondent Company, is present in the physical hearing on behalf of the Respondent, filing Authorization and signed the Attendance Sheet.</p> <p>The Complainant submitted Notarized Affidavit dated 12.08.2024, containing his total submission regarding this Complaint Petition, as per the last order of the Authority dated 09.08.2024, which has been received by this Authority on 13.08.2024.</p> <p>Let the said Affidavit of the Complainant be taken on record.</p> <p>The Respondent submitted Written Response on Notarized Affidavit dated 09.09.2024, as per the last order of the Authority dated 09.08.2024, which has been received by this Authority on 12.09.2024.</p> <p>Let the said affidavit of the Respondent be taken on record.</p> <p>Heard both the parties in detail.</p> <p>The Complainant stated that he has received Rs.3,50,000/- on 24.09.2024 and he prayed for payment of the balance Principal Amount alongwith interest at the earliest.</p> <p>Respondent stated that they will complete the payment of the balance Principal Amount alongwith interest as per the RERA Act, 2016, as per the Refund Schedule provided by them in their Affidavit dated 09.09.2024. In the said Affidavit they have stated that they will complete the payment within 6 (six) installments starting from September, 2024 with Rs.3,12,725/- in each installment and the rest amount alongwith interest in the last installment.</p> <p>After hearing both the parties, the Authority is hereby pleased to give the following directions:-</p> <p>a) Respondent shall complete the payment of the balance Principal Amount, in four (4) equal consecutive monthly installments, as per</p>	

their **Refund Schedule** provided in their Affidavit dated 09.09.2024, within **January, 2025** and the payment shall be made by bank transfer to the bank account of the Complainant; and

- b) The **Respondent** shall also prepare a **Calculation Sheet** for the interest amount @ SBI PLR +2% per annum, for the period starting from the date(s) of respective payment(s) made by the Complainant till the date of realization, and shall send it to the Complainant through email, with copy to this Authority, within **30 days** from the date of receipt of this order of the Authority through email, and the Complainant shall check and confirm the same to the Respondent, with copy to this Authority, after making necessary rectifications, if any, within **30 days** from the date of receipt of the calculation sheet from the Respondent; and
- c) The Respondent shall make payment of the Interest Amount, as settled between the parties as per (b) above, in the 5th installment, within **February, 2025**.

Fix **04.03.2025** for further physical hearing and order.


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority