

**FORM 'J'**  
See rule 36(1)

**COMPLAINT TO AUTHORITY**  
Complaint under section 31 of the Act

For use of Authority(s) office :

Date of filing : 7/19/2020

Date of receipt by post : \_\_\_\_\_

Complaint No. : COM000425

Signature : \_\_\_\_\_

Authorized Officer : \_\_\_\_\_

**IN THE HOUSING INDUSTRY REGULATORY AUTHORITIES OFFICE**

Calcutta Greens Commercial Complex (1st Floor), 1050/2, Survey Park, Kolkata-700075

Between

shyam agarwal                      Complainant(s)

And

Salarpuria Simplex Dwellings LLP                      Respondent(s)

**Details of claim :**

1. Particulars of the complainant(s) :
  - (i) Name of the complainant : shyam agarwal
  - (ii) Address of the existing office / residence of the complainant : flat no 6083, silver oak estate kalipark, rajarhat, North 24-Parganas, Rajarhat, Rajarhat, 700136
  - (iii) Address of the service of all notice : Flat no 6083, Silver Oak Estate, Kalipark, Rajarhat - Kolkata 700136  
MOBILE: 9321273018
2. Particulars of the respondents:
  - (i) Name(s) of the respondent : Salarpuria Simplex Dwellings LLP
  - (ii) Office address of the respondent : Kalipark, Rajarhat main road Mouza - Salua, Ward No. - 7, North 24-Parganas, Bidhannagar Municipal Corporation Airport, West Bengal, 700136
  - (iii) Address for service of all notices : Kalipark, Rajarhat main road Mouza - Salua, Ward No. - 7, North 24-Parganas, Bidhannagar Municipal Corporation Airport, West Bengal, 700136
3. Jurisdiction of the Authority : North 24-Parganas
4. The complainant declares that the subject matter of the claim falls within the jurisdiction of the Authority. Facts of the case:

Received possession of flat in Aug 2018, however most of the items as promised in the brochure have not been commissioned yet and the ones commissioned are not functioning as per expectations. Owing to this me and my family are facing a lot of hardships whilst staying in the complex despite of purchasing flat in a supposedly premium complex after paying hefty amount. Please refer enclosure file named "Faulty items and pending items for the Project" for detailed list of items.

(give a concise statement of facts and grounds for complaint)

**5. Relief(s)**

In view of the facts mentioned in paragraph 4 above, the complainant prays for the following relief(s) :  
Need your help in getting the items listed in enclosure " Faulty items and pending items for the Project" fully operational and post that project / builder group to help form Residents Welfare Association (RWA) at the earliest and handover possession of the complex.

(Specify below the relief(s) claimed explaining the grounds of relief(s) and the legal provisions (if any) relied upon)

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Builder / project maintenance team to be barred from collecting any maintenance charges. Instead all costs towards maintenance of the premises should be borne by the project owner until they commission all the items listed in enclosure document "Faulty items and pending items for the Project"

Pending final decision on the complaint the complainant seeks issue of the following interim order:

Builder / project maintenance team to be barred from collecting any maintenance charges. Instead all costs towards maintenance of the premises should be borne by the project owner until they commission all the items listed in enclosure document "Faulty items and pending items for the Project"

(Give here the nature of the interim order prayed for with reasons)

7. Complainant not pending with any other court, etc:

I have not raised this matter with any court of law or any such authority or tribunal so far. However I and many other residents of the complex have been following on this with the developers since more than 2 years.

The complainant further declares that the matter regarding which this complaint has been made is not pending before any court of law or any other authority or any other tribunal(s).

8. Particulars of bank draft in respect of the fee in terms of sub-rule (1) of rule 36:

- (i) Amount : 1000
- (ii) Name of the bank on which drawn : BillDesk Online Payment

9. List of enclosures :

(Specify the details of enclosures with the complaint)

broken pipes

Faulty items and pending items for the Project

flooded basement

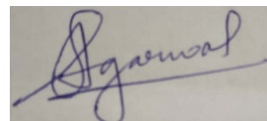
Termites

**Verification**

I **shyam agarwal** son / daughter of **madan lal agarwal** the applicant do hereby verify that the contents of paragraphs (1 to 7) are true to my personal knowledge and belief and that I have not suppressed any material fact(s).

Place : Kolkata

Date : 19/07/2020



**Signature of the applicant(s)**