

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 : 8/6/2020

Date of receipt by post : _____

Complaint No. : COM000453

Signature : _____

Authorized Officer : _____

IN THE HOUSING INDUSTRY REGULATORY AUTHORITIES OFFICE

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

Between
Rajib Samanta Complainant(s)
And
INDIABULLS INVESTMENT ADVISORS LIMITED
Respondent(s)

Details of claim :

1. Particulars of the complainant(s) :
 - (i) Name of the complainant : Rajib Samanta
 - (ii) Address of the existing office / residence of the complainant : Shyam Residency, Tower 1, Flat 3C, 3rd floor 293, Gaurinath Shastri Sarani, North 24-Parganas, South Dumdum, Dum Dum, 700055
 - (iii) Address of the service of all notice : Shyam Residency, Tower 1 , Flat 3C, 3rd floor, 293, Gaurinath Shastri Sarani , Kolkata -700055
2. Particulars of the respondents:
 - (i) Name(s) of the respondent : INDIABULLS INVESTMENT ADVISORS LIMITED
 - (ii) Office address of the respondent : LEE COMMERCE, 26 LEE ROAD LEE RESIDENCY, SECOND FLOOR,Kolkata,Kolkata Bhowanipur,West Bengal,700020
 - (iii) Address for service of all notices : PRASENJIT MUKHERJEE
LEE COMMERCE, 26 LEE ROAD LEE RESIDENCY, SECOND FLOOR, KOLKATA-700020, WEST BENGAL
3. Jurisdiction of the Authority : Kolkata
4. The complainant declares that the subject matter of the claim falls within the jurisdiction of the Authority. Facts of the case:

I booked a property(Duplex Natura, Unit no DN-19) through Indiabulls Ventures Limited(Marketing partner of Greentech) in Oct, 2016 and paid INR 15.47 Lakh in few installments. Till today no construction has been started for the said property and the status remains unchanged as it was 4 years ago. In July,2019 i lodged a request to Greentech management for cancellation of my property and refund my money. Its been more than one year i have been chasing Indiabulls for refund of my money, visited their offices several times, exchanged emails but no one took this matter seriously. Even Management people did not bother to respond to my emails. Indiabulls took my original docs for processing of my refund in March,2020 but any confirmation is yet to receive from their top management. I am seeking your help to refund my money(INR 15.47Lkah) with applicable bank interest for the time period Oct,2016- July,2020.

(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) :
I am seeking help so that i can get my money refund within next 45 days and any further delays should be compensated with applicable bank interest.
For the mental harassment caused in last one year, i also seek reasonable compensation from INDIABULLS.

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

6. Interim order, if prayed for:

I expect HIRA to issue an interim order for refund of my money within next 45 days with applicable bank interest.

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

This project (Duplex Natura, Booked Unit No DN-19) remains as it was 4 years ago. No work has been started since then.

My money is stuck with INDIABULLS for more than 4 years and its a huge loss for me.

Its the reason i am seeking assistance so that an interim order is issued to INDIABULLS to refund my money within 45 days with applicable bank interest rates.

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

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

No

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)

Email communication for refund of money

Email sent to top management(Director)

Emails with no responses

No response from top management

Refund of INR 15.47 Lakh with applicable bank interest rates

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Verification

I **Rajib Samanta** son / daughter of **Nishapati Samanta** 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 : 06-08-2020

Rajib Samanta

Signature of the applicant(s)