

COMPLAINT TO AUTHORITY
Complaint under section 31 of the Act

For use of Authority(s) office :

Date of filing : 1/15/2021

Date of receipt by post : _____

Complaint No. : COM000607

Signature : _____

Authorized Officer : _____

IN THE HOUSING INDUSTRY REGULATORY AUTHORITIES OFFICE

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

Between

Manish Thakkar Complainant(s)

And

Sanjeeva Orchard Respondent(s) - *Mr. Uday Modi*

Details of claim :

Vedic Realty Pvt. Ltd.

1. Particulars of the complainant(s) :

- (i) Name of the complainant : Manish Thakkar
- (ii) Address of the existing office / residence of the complainant :
- (iii) Address of the service of all notice : Manish Thakkar

C/O Dilip Kumar Bose
1 Debigarh
Madhyamgram
Kolkata 700129 , W.B.

2. Particulars of the respondents:

- (i) Name(s) of the respondent : Sanjeeva Orchard / *Mr. Uday Modi, Vedic Realty Pvt. Ltd.*
- (ii) Office address of the respondent : 1/1B, UPPERWOOD STREET KOLKATA - 700017
- (iii) Address for service of all notices : Uday Modi

1/1B, UPPERWOOD STREET KOLKATA - 700017

3. Jurisdiction of the Authority :

4. The complainant declares that the subject matter of the claim falls within the jurisdiction of the Authority. Facts of the case:

Property Address :

Unit No. "5-3D" on 2nd Floor situated in the
Sanjeeva Orchard at Mouza Thakdari, P.S. New Town, 24 pgns(N) Kolkata – 700 156.

Allotment Dates : 30.12.2013
Agreement Date : 20th Mar 2014
Total Amount Paid : Rs 18,086,37.00

Complaint : Unable to deliver project for more than 7 years, not cancelling the booking. Request raised Feb 2020 (Almost a one year ago), however it is not processed yet. Every employee of Vedic Realty suggested to contact Mr. Uday Modi and he has not responded to my email, phone calls or text messages.

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

333 1418 33(1)

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In view of the facts mentioned in paragraph 4 above, the complainant prays for the following relief(s) :
Cancellation and refund

(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:

Sent multiple emails, tried phone calls and sent many text messages even visited to office once. They have given a new date that they will pay from April - Dec 2021. Which is very doubtful.

Pending final decision on the complaint the complainant seeks issue of the following interim order:
Requested to cancel and start the refund process immediately instead of April 2021.

(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 communications

Summary and Overview of the issue

Verification

I **Manish Thakkar** son / daughter of **Jagadish Thakkar** 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 : 01/15/2021



Signature of the applicant(s)