

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 : 12/24/2021

Date of receipt by post : _____

Complaint No. : COM000793

Signature : _____

Authorized Officer : _____

IN THE HOUSING INDUSTRY REGULATORY AUTHORITIES OFFICE

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

Between

Intelligent Money Managers Pvt Ltd Complainant(s)

And

RIVERBANK DEVELOPERS PRIVATE LIMITED Respondent(s)

Details of claim :

1. Particulars of the complainant(s) :

- (i) Name of the complainant : Intelligent Money Managers Pvt Ltd
- (ii) Address of the existing office / residence of the complainant :
- (iii) Address of the service of all notice : Intelligent Money Managers Pvt Ltd
YMCA Building, 2nd Floor, 25 Jawaharlal Nehru Road, Kolkata - 700087

2. Particulars of the respondents:

- (i) Name(s) of the respondent : RIVERBANK DEVELOPERS PRIVATE LIMITED
- (ii) Office address of the respondent : Calcutta Riverside, 1 New Bata Road, Batanagar, Maheshtala ,South 24-Parganas,Thakurpukur Mahestola Mahestola,West Bengal,700140
- (iii) Address for service of all notices : Riverbank Developers Pvt Ltd
225C AJC Bose Road, 4th Floor, PO Circus Avenue, PS Ballygunge, Dist South 24 Paraganas, Kolkata - 700020

3. Jurisdiction of the Authority : South 24-Parganas

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

The complainant has been allotted 10 flats in Tower 15 of the project. The "Agreement for Sale" for all the flats have been executed on 23.02.2021. The complainant has no dues pending to be paid against any of the flats. As per Para 7.1 of the Agreement for sale, the possession date was March 2021. As per the HIRA registration of the project, the project completion date is 30.06.2021. Both dates have since expired.

Flat numbers: 12B6, 9B6, 6B3, 13B3, 11B3, 8B6, 7B3, 4B3, 11B6, and 5B4

(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) :
Full refund of entire money paid by the complainant of Rs. 3,81,98,032 along with applicable interest

(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:

Injunction for the amount payable to the complainant of Rs. 3,81,98,032 along with applicable interest

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


VISHAL GUPTA



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Injunction for the amount payable to the complainant of Rs. 3,81,98,032 along with applicable interest

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

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

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)

Agreement for Sale dt. 23.02.2021 for unit no. 13B3 Volume 1

Ledger copies

Verification

I **Intelligent Money Managers Pvt Ltd** son / daughter of **Vishal Gupta** 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 : 24.12.2021


VISHAL GUPTA



Signature of the applicant(s)