

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 : 4/27/2021

Date of receipt by post : _____

Complaint No. : COM000729

Signature : _____

Authorized Officer : _____

IN THE HOUSING INDUSTRY REGULATORY AUTHORITIES OFFICE

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

Between

UDAY NANDAN GOSWAMI Complainant(s)

And

RIVERBANK DEVELOPERS PRIVATE LIMITED Respondent(s)

Details of claim :

1. Particulars of the complainant(s) :

(i) Name of the complainant : UDAY NANDAN GOSWAMI

(ii) Address of the existing office / residence of the complainant : APARTMENT NO.296, BLOCK-II, SILVER SPACE, DOHARIA, MADHYAMGRAM 7 MUJIBAR RAHAMAN ROAD, North 24-Parganas, Madhyamgram, Madhyamgram I. C., 700132

(iii) Address of the service of all notice :

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 :

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:

Against my application, one Apartment of bearing no.9B3, Tower-6 at HILAND GREENS PH-2 was allotted vide letter dated 19-05-2018 by 'Riverbank Developers Pvt.Ltd.', Total required amount of sum of Rs.41,23,958/- towards 'basic cost+ parking cost + extra corpus deposit inclusive of applicable taxes.' was paid by me. Subsequently on my request Apartment no.13B3, Tower-16 was allotted in lieu of 9B3 on the 9th floor, Tower-6 vide letter dated 23-04-2019 by 'Riverbank Developers Pvt.Ltd. for that charges towards changing the Apartment was borne by me.

Initially the tentative schedule of delivery of Apartment was June'2018. Vide letter dated 11-06-2018 the Riverbank Developers Pvt.Ltd informed that the deliveries will commence starting the 1st Quarter of 2019, i.e by 'Jan'19-Apr'19. but vide letter dated 02-01-2019 the Riverbank Developers Pvt.Ltd informed that the deliveries will commence starting the 2nd Quarter of 2019, i.e by 'May'19-Aug'19. After that no assurance was given by Riverbank Developers Pvt.Ltd that when the project will be completed.

I am retired person, not able to take further mental tension for this abnormal delay want to refund entire deposited amount paid for the purchase of Apartment.

(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) :

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To refund purchase price paid till date amounting to Rs.41,23,958/-

(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:

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

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

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

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)

Allotment -1

Allotment-2

letter of RDPL-1

letter of RDPL-2

Payment receipt

Verification

I **UDAY NANDAN GOSWAMI** son / daughter of **LATE NAYANANANDA GOSWAMI** 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 : *Madhyamgram*

Date : *27/04/2021*

[Handwritten Signature]
Signature of the applicant(s)

Payment Confirmation

Your Request for payment has been submitted successfully.

Your payment using Net Banking for transaction id VSBI9931472460 has been taken on 27-04-2021 19:11:23.

Service Name	Reference NO	Reference ID	Amount
WB Housing Industry Regulatory Authority-COM000729, UDAY NANDAN GOSWAMI	WB2104271908216554_1	VSBI9931472460_1	1000.00

Bank Reference No: IGALAMWUZ5

Total Amount: 1000.00