

COMPLAINT TO AUTHORITY
Complaint under section 31 of the Act

For use of Authority(s) office :

Date of filing : 1/26/2020

Date of receipt by post : _____

Complaint No. : COM000272

Signature : _____

Authorized Officer : _____

IN THE HOUSING INDUSTRY REGULATORY AUTHORITIES OFFICE

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

Between
TAPAS KUMAR PANCHALI Complainant(s)
And
DTC Projects Pvt. Ltd. Respondent(s)

Details of claim :

1. Particulars of the complainant(s) :

(i) Name of the complainant : TAPAS KUMAR PANCHALI

(ii) Address of the existing office / residence of the complainant :

(iii) Address of the service of all notice : 169, JOY KRISHNO PAL ROAD , KOLKATA-700038, WEST BENGAL

2. Particulars of the respondents:

(i) Name(s) of the respondent : DTC Projects Pvt. Ltd.

(ii) Office address of the respondent : Diamond Harbour Road Beside Vivekananda Mission School, Near IIM Calcutta, South 24-Parganas, Bishnupur - I Bishnupur, West Bengal, 700104

(iii) Address for service of all notices : Diamond Harbour Road Beside Vivekananda Mission School, Near IIM Calcutta, South 24-Parganas, Bishnupur - I Bishnupur, West Bengal, 700104

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:

1) There is no service & fire lift in addition to two small lifts having capacity of 6 persons, at times only 5 persons allowed, in a block of 12 storied of 60 flats, insufficient to accommodate 180 to 200 residents, particularly during rush hours of school, college and office time. 2) Unauthorized construction of rain water pipeline through balcony occupied the carpet area and destroyed the beauty of balcony. 3) Faulty architectural workmanship observed in kitchen design where water outlet made 6 inches above floor level & as well no titles provided on right wall of the sink as displayed in Model Flat. 4) Cracks in walls & floor titles already developed before possession. 5) Payment for amenities viz garden facing, south facing and other 8 out of 10 amenities collected fraudulently when neither of them are completed nor ready for delivery. 6) Specified materials not provided - poor kitchen bed, crooked windowpanes without alignment exercised. 7) Turning a deaf ear when talked about payment of penalty for delayed in extending possession. 8) Imposing 12% extra tax on overall payment made so far, on final payment. 9) Ac points are provided in two rooms only of a flat of three rooms, no points are provided in drawing and dining.

(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) :

1) They either have to pay the penalty before possession or they have to adjust the penalty amount with my final payment. 2) All the defects, as mentioned above, to be rectified fully before giving me possession. 3) Specified materials are to be provided as displayed at Model Flat viz design and quality of floor titles, proper quality of