

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 : 8/13/2019

Date of receipt by post : _____

Complaint No. : COM000124

Signature : _____

Authorized Officer : _____

IN THE HOUSING INDUSTRY REGULATORY AUTHORITIES OFFICE

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

Between
Sanjeev Kunal Complainant(s)
And
Uday Modi Respondent(s)

Details of claim :

1. Particulars of the complainant(s) :

- (i) Name of the complainant : Sanjeev Kunal
- (ii) Address of the existing office / residence of the complainant : Block -IG - 04 Ivy Greens Vedic Village, Shikarpur, North 24-Parganas, Rajarhat, Rajarhat, 700135
- (iii) Address of the service of all notice : Royale Habitat Apartment, B2D, 19th main Road, HSR Layout, Bangalore 560102

2. Particulars of the respondents:

- (i) Name(s) of the respondent : Uday Modi
- (ii) Office address of the respondent : Vedic Reality Private Ltd, 1/18, UPPER WOOD STREET KOLKATA -700 017 GIN : U45201 WBI 996PTC079333
- (iii) Address for service of all notices : Vedic Reality Private Ltd, 1/18, UPPER WOOD STREET KOLKATA -700 017
GIN : U45201 WBI 996PTC079333

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:

1. Agreement was signed with Vedic reality on 23rd December 2014 for Ivy Green Project. As per the terms of the Agreement the builder was supposed to hand over the flat within 36 months of the agreement. Builder seeked 6 months of grace period that also got over by June , 2018. However, still date (after 4 years and 8 months) we have not got the possession of the flat. There is no communication and visibility of the completion of the flat.

2. I have paid 70% of the total amount to the builder and bearing the interest of the loan. Please find the details of the project and flat no

Ivy Green Project
Block -IG - 04
Vedic Village, Shikarpur
Rajarhat
Kolkata - 700135

Sanjeev Kunal

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

FORM 'J'
See rule 36(1)

COMPLAINT TO AUTHORITY
Complaint under section 31 of the Act

1. Cancellation of the booking and return all the amount paid till date with Interest paid by us to the bank
2. Also Rs 500000 compensation for all the pain and agony faced by family and me
3. No further request of money from Vedic Reality till the matter is resolved
4. Please request the Central bank of India, ballyunge , Kolkata to stop the EMI and interest till the matter is resolved because it is becoming very difficult to manage EMI and rent of the present flat that we are staying

(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:

Please request the Central bank of India, ballyunge , Kolkata to stop the EMI and interest till the matter is resolved because it is becoming very difficult to manage EMI and rent of the present flat that we are staying

(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)

80 percent demand letter and amount paid description

Agreement Copy

Allotment letter

Area Change Letter

Bank Sanction Letter for the loan

Money Receipt

Triparty Agreement

Sanjeev Kumar

FORM 'J'
See rule 36(1)

COMPLAINT TO AUTHORITY
Complaint under section 31 of the Act

Verification

I **Sanjeev Kunal** son / daughter of **Ashok Kumar Pathak** 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 : Bangalore
Date : 06/09/19

Sanjeev Kunal

Signature of the applicant(s)