

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 : 3/22/2021

Date of receipt by post : \_\_\_\_\_

Complaint No. : COM000692

Signature : \_\_\_\_\_

Authorized Officer : \_\_\_\_\_

IN THE HOUSING INDUSTRY REGULATORY AUTHORITIES OFFICE  
Calcutta Greens Commercial Complex (1st Floor), 1050/2, Survey Park, Kolkata-700075

Between

Subhodip Pal Complainant(s)

And

PIONEER PROPERTY MANAGEMENT LIMITED

Respondent(s)

Details of claim :

1. Particulars of the complainant(s) :

(i) Name of the complainant : Subhodip Pal

(ii) Address of the existing office / residence of the complainant : 99, G.T road Radhanagar Bardhaman B.

L Hati Road Radhanagar, Purba Bardhaman, Burdwan, Bardhaman PS, 713101

(iii) Address of the service of all notice :

2. Particulars of the respondents:

(i) Name(s) of the respondent : PIONEER PROPERTY MANAGEMENT LIMITED

(ii) Office address of the respondent : 10A RAWDON STREET ,Kolkata,Kolkata Shakespeare Sarani,West Bengal,700017

(iii) Address for service of all notices :

3. Jurisdiction of the Authority : Kolkata

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

Debasis Malik, agent of the pioneer property tactfully misguided me so that's why I deposited 18000/- (Eighteen Thousand rupees only) through NEFT(Transaction Id: IRL7777433) for the 1 BHK flat of SUNSHINE ONE Project At Uttarpara in the time of lockdown 31st march 2020 (31/08/2020) by giving this commitment this is the last date for ABR (Advance booking Reservation).But actually in that time this project is not under the Hira Registration.This project has become Hira registered on 15/10/2020.After doing this payment I asked him many times about my booking but he assured me by false commitment again & again everything is ok & told me just relax...but in the time of lock down due to dips of total Transportation system I can't communicate them & also I cannot go there....In the time of July specially District Magistrate of Purba Bardhaman announcement a special LockDown for indefinite time.In that time when I have taken a decision for refund then Debasis malik gave a wrong mail id who initiate the refund.when I talked with that person, Subhasis bera He told me refund process has been already completed two months ago.He told me it should be informed sometime before but Debasis babu tactfully give me a wrong mail id while I cannot inform them in proper time.Just after that Debashis Babu blocked me in whatsapp.I can give you every type of prove.when the refund process was carrying on then Debasis babu did not inform me anytime while I become careful & Alert.

(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) :  
In this circumstances 1st of all where no any agent claim any advance allotment money from a buyer 2nd of all

FORM 'J'  
See rule 36(1)

COMPLAINT TO AUTHORITY  
Complaint under section 31 of the Act

debasish babu misguided me totally as he gave me a wrong mail id subhajt.bera @shriramproperties.com instead of subhasish.bera@shriramproperties.com & 3rd due to lockdown I cannot communicate with them physically so please initiated my full refund...It's my humble request to you....

(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:  
please give an interim order to company refund initiated to me as early as possible.

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)

District Magistrate Order

Hira registration certificate

payment Receipty

Prove of wrong information

Verification

I Subhodip Pal son / daughter of Janardan Pal 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 : Burdwan

Date : 23/03/21

Subhodip Pal

Signature of the applicant(s)