

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 : 11/10/2020

Date of receipt by post : _____

Complaint No. : COM000544

Signature : _____

Authorized Officer : _____

IN THE HOUSING INDUSTRY REGULATORY AUTHORITIES OFFICE

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

Between
MOUMITA BOSE Complainant(s)
And
Sabir Pailan Respondent(s)

Details of claim :

- Particulars of the complainant(s) :
 - Name of the complainant : MOUMITA BOSE
 - Address of the existing office / residence of the complainant :
 - Address of the service of all notice : 57/J , Biren Roy Road East , Kolkata 700008
- Particulars of the respondents:
 - Name(s) of the respondent : Sabir Pailan
 - Office address of the respondent : Pushakunja , Plot address – P.S – Plot no 123 , Khatian no 251, Mahestala , Gram Panchayat ASHUTI – II , Mouza – Kalagachhiya , District , South 24 Paraganas
 - Address for service of all notices : Pushakunja , Plot address – P.S – Plot no 123 , Khatian no 251, Mahestala , Gram Panchayat ASHUTI – II , Mouza – Kalagachhiya , District , South 24 Paraganas
- Jurisdiction of the Authority :
- The complainant declares that the subject matter of the claim falls within the jurisdiction of the Authority. Facts of the case:

I would like to bring it to your kind notice that I have purchased a land of 3 khatta from Ms Golden Point Landcon Pvt Ltd , PAN no – AAECG0396A , owner – Mr Sabir Pailan, Pan no – BCXPP7835G ; Land Registered on 22nd Jan 2016 in Behala

Entire payment was given by cheque over instalments for 3 years of amount 5 lacs – I have detailed documents for the same. However to my surprise the procession was not given to me although repeated discussion and requests have been made from my end .

It is a huge land with many plots – address – Golden Landcon Pvt Ltd – Project – Pushakunja , Plot address – P.S – Plot no 123 , Khatian no 251 , Mahestala , Gram Panchayat ASHUTI – II , Mouza – Kalagachhiya , District – South 24 Paraganas. (My plot no is - 490)

Kindly note that the developer's names are – Sabir Pailan and Dipankar Naskar. There was a news published in " Anandabazar Patrika " dated – 16th April 2018 (I have retained the newspaper and can send photocopy) stating that both the developers has been arrested because of land disputes and many people have been cheated like me

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I approached Haridevpur Police station on 17th April 2018 and have made a written complaint against the developers – I have acknowledged copy of the same

I met both the developers repeatedly in 2018 but they always promise to handover the land but finally do not keep their promises

(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) :

I want my land possession and proper matutation documents from promoters so that I can build mu house or Return of money with full 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:

Return of money with full interest / or mutation of the land

Pending final decision on the complaint the complainant seeks issue of the following interim order:
have made written complaint against the promoters in Haridevpur Police Station - Kolkata

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

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

Haven't approached any judiciary till date

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 Letter

Ananda Bazar Cutting

Developer's Company Details

Developer's Pan Card

Developer's Visiting Card

Land Registry,

Payment Details

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Police Complain

Project Brochure 01

Project Brochure 02

Request for Registration

Verification

I **MOUMITA BOSE** son / daughter of **Sunil Ranjan Mitra** 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 :
10.11.2020

Moumita Bose

Signature of the applicant(s)