

**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 : 7/6/2021

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

Complaint No. : COM000754

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

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

**IN THE HOUSING INDUSTRY REGULATORY AUTHORITIES OFFICE**

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

Between

POULOMI BASU Complainant(s)

And

IDEAL REAL ESTATES PRIVATE LIMITED Respondent(s)

**Details of claim :**

1. Particulars of the complainant(s) :

(i) Name of the complainant : POULOMI BASU

(ii) Address of the existing office / residence of the complainant : 2/13 Matangini Hazra Bithi City Centre, Paschim Bardhaman, Durgapur Municipal Corporation, Durgapur PS, 713216

(iii) Address of the service of all notice : 2/13 Matangini Hazra Bithi City Centre, Durgapur 713216

2. Particulars of the respondents:

(i) Name(s) of the respondent : IDEAL REAL ESTATES PRIVATE LIMITED

(ii) Office address of the respondent : 591A, MOTILAL GUPTA ROAD ,Kolkata,Kolkata Haridevpur,West Bengal,700008

(iii) Address for service of all notices : 50, Jawahar Lal Nehru Road  
11th floor  
Kolkata 700 071 , India

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:

Booked a flat on 04 July 2016 at project site of Ideal Green, Motilal Gupta Road. The sale deed is attached. Payment in full has been made. The relevant documents are attached. The flat has not been made ready on the schedule date, of 31 March 2020. As per agreement, the allowed grace period of delivery is one year, i.e. 31 March, 2021. The recent visit to the site on 04 July 2021 shows construction of block on which my flat is located has not even been started. The promoter has also failed to make ready the other flats of their project which were schedule to deliver in previous years.

When contacted with the promoter they replied that the flat would be ready by December 2022. i.e., delay of more than 21/2 years. However, such delay is not acceptable to me.

(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) :

Total payment made by me = Rs 5433500.00 and additional payment of Rs 67355.00.

Refund of the total amount with 12% interest must be made by the promoter.

(Specify below the relief(s) claimed explaining the grounds of relief(s) and the legal provisions (if any) relied

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upon)

6. Interim order, if prayed for:  
NO

Pending final decision on the complaint the complainant seeks issue of the following interim order:  
NO

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

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

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

Allotment Letter

MONEY RECEIPT

MONEY RECEIPT1

MONEY RECEIPT2

MONEY RECEIPT3

MONEY RECEIPT4

TRIPARTITE AGREEMENT

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**Verification**

I **POULOMI BASU** son / daughter of **JHANKAR BASU** 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 :** DURGAPUR

**Date :** 08/07/2021



**Signature of the applicant(s)**