

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 : 12/19/2020

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

Complaint No. : COM000579

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

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

**IN THE HOUSING INDUSTRY REGULATORY AUTHORITIES OFFICE**

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

Between  
RAJESH KUMAR JHA                      Complainant(s)  
And  
Amitis Developers LLP                      Respondent(s)

**Details of claim :**

1. Particulars of the complainant(s) :  
(i) Name of the complainant : RAJESH KUMAR JHA  
(ii) Address of the existing office / residence of the complainant : DREAM ECO CITY MUCHIPARA TOWET  
2, FLAT 8A, Paschim Bardhaman, Durgapur Municipal Corporation, Durgapur PS, 773212  
(iii) Address of the service of all notice : OLD COLONY CHITRA  
C2/3, DEOGHAR, JHARKHAND  
PIN 815351

2. Particulars of the respondents:  
(i) Name(s) of the respondent : Amitis Developers LLP  
(ii) Office address of the respondent : "GODREJ SE7EN", P.O. & P.S. Bishnupur, Diamond Harbour Road  
Near Pailan, Joka, Kolkata, ,South 24-Parganas,Bishnupur - I Bishnupur,West Bengal,700104  
(iii) Address for service of all notices : Plot No DP 5, Tower 2, Unit No 109, Godrej Waterside Building, Salt  
Lake City Sector 5, Kolkata – 700091

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:

I have booked a flat in GODREJ SEVEN 1st phase but don't agree to the terms and conditions of forfeit of money in case of cancellation.

No any terms and conditions has stated with me before booking and transfer of money. After money transfer they have sent many forms including terms and conditions. I have read booking form and not agreed with many terms and conditions and demanded the format of agreement in respect to my booking terms and conditions which has agreed in booking forms. But they refuse to do so therefore I have gone to Kolkata registry office and returned back without signing on agreement ON 9TH December 2020.

I have sent many mails in respect to this but in draft agreement they did not include the booking terms

1. No forfeit of money in case of cancellation
2. car parking details has not provided in draft agreement

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

*Alma*  
19/12/2020

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1. Agreement will be done on booking terms and conditioned as agreed in booking forms
2. if promoter is not agreed with my booking terms then refund of money including stamp duty and compensations

(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:  
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:  
yes

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)

Alotment letter

Booking forms

Verification

I RAJESH KUMAR JHA son / daughter of RAJ NARAYAN JHA 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 : Chitra, Deoghar, Jharkhand

Date : 19/12/2020

*Rajesh*  
19/12/2020

Signature of the applicant(s)