

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 : 6/25/2020

Date of receipt by post : _____

Complaint No. : COM000394

Signature : _____

Authorized Officer : _____

IN THE HOUSING INDUSTRY REGULATORY AUTHORITIES OFFICE

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

Between

PREMA SHARMA Complainant(s)

And

SAKSHI GANGA REALTORS Represented by it's Director KRISHNENDU

CHOWDHURY Respondent(s)

Details of claim :

1. Particulars of the complainant(s) :

(i) Name of the complainant : PREMA SHARMA

(ii) Address of the existing office / residence of the complainant : 4TH FLOOR, 1/1/1, SRI MANI BAGAN LANE, SALKIA, HOWRAH - 711106, Howrah, Bally Jagachha, Golabari, 711106

(iii) Address of the service of all notice : 4TH FLOOR, 1/1/1, SRI MANI BAGAN LANE, SALKIA, HOWRAH - 711106

2. Particulars of the respondents:

(i) Name(s) of the respondent : SAKSHI GANGA REALTORS Represented by it's Director KRISHNENDU CHOWDHURY

(ii) Office address of the respondent : Premises No. 37A, Bentinck Street, 2nd Floor, Room No. 215B, P.S: Hare Street, Kolkata 700069

(iii) Address for service of all notices : Premises No. 37A, Bentinck Street, 2nd Floor, Room No. 215B, P.S: Hare Street, Kolkata 700069

3. Jurisdiction of the Authority : A.D.S.R HOWRAH

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

In pursuance of an Agreement for Sale dated 18.02.2016 I booked an apartment from one Sakhsi Ganga Realtors. I duly made all the payments under the agreement for sale. The promoter failed to deliver the possession of my flat as per agreed specification and common areas and amenities as mentioned in the Brochure within the stipulated time and even did not provide any copy of the sanctioned drawing from Howrah Municipal Corporation of the Flat and the residential apartment named "Lingham Ganges" till date. I made several requests to promoter but the promoter never replied even to my written notice dated 5th March 2020. The carpet area mentioned in the agreement is not matching with the actual carpet area of the flat. I have made several fittings and fixtures in the said flat by my own cost and efforts and I was entitled to be re-imbursed the same by the promoter but the promoter neglected to pay.

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

5. Relief(s)

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In view of the facts mentioned in paragraph 4 above, the complainant prays for the following relief(s) :
Relief as per the penalty provisions of WB HIRA act for delay in possession on along with damages & other reliefs which the authority may deem fit and proper.

(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:

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

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

I declare 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.

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)

Brochure of Lingham Ganges given by the Builder

Notice sent to the Developer/Builder

Sale Agreement

Verification

I **PREMA SHARMA** son / daughter of **KRITYA NAND TIWARI** 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 : Howrah

Date : 26/06/2020

Prema Sharma

Signature of the applicant(s)