

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 : 12/7/2019

Date of receipt by post : _____

Complaint No. : COM000191

Signature : _____

Authorized Officer : _____

IN THE HOUSING INDUSTRY REGULATORY AUTHORITIES OFFICE

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

Between

Eden Realty Ventures Private Limited Complainant(s)

And

Invictus Realty Private Limited Respondent(s)

Details of claim :

1. Particulars of the complainant(s) :

(i) Name of the complainant : Eden Realty Ventures Private Limited

(ii) Address of the existing office / residence of the complainant : 7, J.L. Nehru Road, Metropolitan Building
Kolkata-700013, Kolkata, Kolkata, New Market, 700013

(iii) Address of the service of all notice : Eden Realty Ventures Private Limited
7, J.L. Nehru Road, Metropolitan Building, Mezzanine Floor,
Kolkata-700013

2. Particulars of the respondents:

(i) Name(s) of the respondent : Invictus Realty Private Limited

(ii) Office address of the respondent : 5th Floor, Kolkata M.A. Business Centre Pvt Ltd 113 Park Street
,Kolkata,Kolkata Park Street,West Bengal,700016

(iii) Address for service of all notices : Invictus Realty Private Limited
5th Floor, Kolkata M.A. Business Centre Pvt Ltd 113 Park Street
Kolkata-700016

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:

Dear Sir,

Sub: Complaint for fraudulent activity of Marketing Agent bearing WBHIRA Regn. No. HIRA/A/KOL/2019/000184 and Agent ID R-010281

This is to bring to your knowledge that one marketing agent named Invictus Realty Pvt. Ltd. bearing WBHIRA Regn. No. HIRA/A/KOL/2019/000184 and Agent ID R-010281 has fraudulently created a fake website www.solariscityserampore.com which states that it is a website of Eden Realty's channel partner without being associated with us in any form.

We further state that Invictus Realty Pvt. Ltd. is not our channel partner nor have we given any individual or entity, any permission to create any website in the name of www.solariscityserampore.com and display our projects. Also please note that they are not our agent in terms of the provisions of WBHIRA which is mandatory to sell/offer our projects to public.

We would like to state that our marketing agents are only Surehomz Realty Services Pvt. Ltd. bearing HIRA Regn. No. HIRA/A/HOW/2018/000045 and Agent ID: R-010042 as per our declaration on your website as per the act.

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



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5. Relief(s)

In view of the facts mentioned in paragraph 4 above, the complainant prays for the following relief(s) :

We request you to take action against the illegal act of Invictus Realty Pvt. Ltd. by immediately blacklisting them and cancelling their registration. Kindly note that due to this fraudulent act by Invictus Realty Pvt. Ltd. we have suffered huge loss and damages. In the circumstances above we request you to provide us relief for the damage they have caused to our goodwill as per "The West Bengal Housing Industry Regulation Act, 2017" and oblige.

(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:

We declare that this matter is not pending before any other Court of Law or any other Authority or Tribunal(s).

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)

Complain Letter

Fake Website Disclaimer Statement

Verification

I Eden Realty Ventures Private Limited son / daughter of Kumar Satyaki 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 : 07-12-2019

EDEN REALTY VENTURES PVT. LTD.

Amrita Sharma

Authorised Signatory

Signature of the applicant(s)