

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 : 2/2/2020

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

Complaint No. : COM000281

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

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

IN THE HOUSING INDUSTRY REGULATORY AUTHORITIES OFFICE

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

Between

~~Anamika Appt~~

And

Regent Hirise Pvt Ltd

Complainant(s) Deepak Pradhan

Respondent(s)

Details of claim :

1. Particulars of the complainant(s) :

(i) Name of the complainant : Anamika Appt

(ii) Address of the existing office / residence of the complainant :

(iii) Address of the service of all notice : Deepak Pradhan

4th Floor, Indraprasta Apartment

106 BK Street,

Uttarapara- 712258

2. Particulars of the respondents:

(i) Name(s) of the respondent : Regent Hirise Pvt Ltd

(ii) Office address of the respondent : 20 & 22, B. G. T. Road, Bhadrakali, Hooghly, NA Uttarpara, West Bengal, 712232

(iii) Address for service of all notices : Unimark

207 A.J.C. BOSE ROAD, KOLKATA - 700 017, WEST BENGAL, INDIA.

3. Jurisdiction of the Authority : Hooghly

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

I had Booked Flat 6E in Phase 1 in Tower 1 (Affenia) in Phase 1 in year 2013

From 2013 to 2016 the work was stopped due to clearance issue from Port Trust

Due to some personal reason Changed to 1D in Lexuria Block (tower 4) Phase 2 in June 2016 (one in My name and other in my Wife name Manisha Pradhan)

Both new agreement was executed in year 2017 (agreement cant be attached.)

We were informed that as they obtained the port clearance they will handover the project by 2018.

The project is not yet completed even after 7 years of booking.

Current Status of Project

The Phase 1 is not yet handed over even after 80% work completed around a year back.

Phase 2 (Tower 3 & 4) till not the roof casting of 11th floor completed and Brisk work of 3-4 floors completed only

No infrastructure development yet done including Ganga River Edge binding, Drainages, Roads, walkways, gardening and other Basic facilities.

It is told to us it will be handed over as per HIRA dates which is 31st March 2020. The current status shows even if work done in full swing it won't be completed in a year and so whereas there is not much manpower is deployed. The brisk work Stopped 6 month back and no development on same in last 6 month.

Deepak Pradhan

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The deadlines are kept on changing every month, even the after sales support team is keep on changing.

The commercial part already completed and given possession.

Even no written communication on status on project from after sales team is given.

Even major amount is already paid by us. Statement is attached herewith.

My wife is suffering from high blood pressure and currently I live in 5th floor flat which is not having lift so she is suffering a lot and there is a life risk to her.

I had poured my saving in the project. I had taken Loan and pre loan interest become burden for me.

I want to get the possession of the my Flat as soon as possible, and request authorities compensated the interest I am paying along with interest on my money paid to promoter

(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) :

The promoter should give a deadline to complete the project.

It should be ensured that promoter should deliver what and how it was promised as should while selling the project. my pre emi loan interest and interest on total amount paid to promoter should be paid to me. i should be provided an alternative accommodation till the possession is not given.

(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:

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)

ledger for 1d regent

ledger for 1d riya

ledger for 9c

*Zeepan Badol*

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mail of changes

mail to management

*Sampat Pradhan*

**Verification**

I ~~Anamika Appt~~ son / daughter of **sampat kumar pradhan** 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 :

Date :

*Sampat Pradhan*

Signature of the applicant(s)