

**COMPLAINT TO AUTHORITY**  
Complaint under section 31 of the Act

For use of Authority(s) office :

Date of filing : 7/9/2020

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

Complaint No. : COM000412

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

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

**IN THE HOUSING INDUSTRY REGULATORY AUTHORITIES OFFICE**

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

Between

Saillik Mandal Complainant(s)

And

M/S Dharitri Infraventure Pvt. Ltd Respondent(s)

**Details of claim :**

1. Particulars of the complainant(s) :

(i) Name of the complainant : Saillik Mandal

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

(iii) Address of the service of all notice : C-2/4, Ultadanga VIII-M Housing, 20/1 Ultadanga Main Road Kolkata 700067

2. Particulars of the respondents:

(i) Name(s) of the respondent : M/S Dharitri Infraventure Pvt. Ltd

(ii) Office address of the respondent : D/N 51, Merlin Infinite 8th Floor, Suite 805 Sector V, Salt Lake City Kolkata - 700091

(iii) Address for service of all notices : D/N 51, Merlin Infinite 8th Floor, Suite 805 Sector V, Salt Lake City Kolkata - 700091

3. Jurisdiction of the Authority : NO REFUND and DISPUTE LAND

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

I and my spouse Anushree Mandal jointly have applied for residential flat (Block 4/2L - 700 Sqft) in Dharitri Universia project, situated at Rajarhat, Bhagawanpur, South 24 Parganas in the names of self (Saillik Mandal) and my Spouse Anushree Mandal, as on 23.04.2017 on observing an advertisement of m/s Dharitri Infraventure Pvt. Ltd in the Anandabazar Patrika on April, 2017.

On 31.08.2019 I have compelled to cancel the booking due to medical reason and applied for refund of the booking amount as there was no work progress in Universia project i. E NO Legal Documents, NO Mutation of Land, NO Bank Approval till then,

I visited various times to their office in person, also I contacted multiple times Over Phone (Sandeep Kumar - Refund Head and Sagar Bera - Legal), Emails but they have Not Paid in full as per their refund instructions till the date.

(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 REFUND of INR 3,36,490, LOSS OF MY INTEREST and ALL ASSOCIATED FEES

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I have made the following payments for the said booking of Residential Flat (Block 4/2 L - 700 Sqft - situated at Rajarhat, Bhagawanpur, South 24 Parganas) for Dharitri Universia Project:

On 06.05.2017 rs. 22, 000/-  
On 06.05.2017 rs. 3,00, 000/-  
On 28.06.2018 rs. 14, 490/-

(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:  
1st Time Complaint

Pending final decision on the complaint the complainant seeks issue of the following interim order:  
1st Time Complaint

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

7. Complainant not pending with any other court, etc:  
1st Time Complaint

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)

Universia-Allotment-Letter-16052017

Universia-Booking-Receipt-240717

Universia-Cancellation-Receipt-Copy-310819

Universia-Legal-Doc-Payment-Receipt-280617

Universia-MOU-Copy-200717

FORM 'J'  
See rule 36(1)

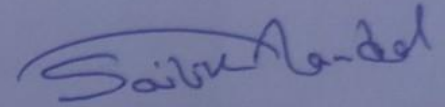
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Verification

I Sailik Mandal son / daughter of Achalendu Mandal 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 : 09.04.2020



Signature of the applicant(s)