



Amit Roy <amitavik@gmail.com>

Not responding from company

1 message

Amit Roy <amitavik@gmail.com>

Mon, Oct 29, 2018 at 10:35 AM

To: nandu@belanis.com, Sumit Dabriwala <sumit@hilandcal.com>

To

1. Mr. NanduBelani**Director, Riverbank Developers Pvt. Ltd.**225 AJC Bose Road,
Kolkata - 700020, West Bengal, India
Email ID: nandu@belanis.com**2. Mr. SumitDabriwala****Managing Director, Riverbank Developers Pvt. Ltd.**225 AJC Bose Road,
Kolkata - 700020, West Bengal, India
Email: sumit@hilandcal.comName of Company: **Riverbank Developer Pvt.Ltd.(RDPL)**Registration Number of Company (CIN): **U70101WB2007PTC120037**Name of Project: **Hiland Greens**Date of Booking the Flat: **28.03.2014**Location of Project: **Maheshtala, Batanagar, Dist.- South 24 Parganas, Kolkata-700140, West Bengal, India.****Dear Sirs,**

I sent email to you on 03.09.2018 and reminder on 08.10.2018 regarding the miscalculation of interest on registration charge and car parking space. But unfortunately, both of you don't bother to reply me and again Mr. Bipin Singh replied on 10.09.2018 same as before. I requested you to take my email seriously and you ignored. So I complained to **National Consumer Forum, Govt. of India. Complaint Number: 979998** and Complaint Registration Date: 2018-10-26. Please find the attachment [Annexure-1](#).

This is the THIRD time I am again sending the email. Please reply point-wise below queries.

1. Regarding the advanced payment of registration charge **Rs.2,03,800**, which I sent on **08.05.2017** in your company's account. I am supposed to get the interest @12% (according to GTC) on my advanced principal money (registration charges) **Rs.2,03,800/- from 08.05.2017 to 24.07.2018 (441 days)**, which is **Rs.29,548/-**. But unfortunately, Mr. Bipin Singh divided the principal money into two amounts and calculated without any justification ([Please see Annexure-2](#)). Your company has given me the interest for 441 days on Rs.151400/- and interest for 223 days on Rs.52400/-, which is unjustified. Your company continuously making miscalculation of money with customers and unfortunately, Mr. Bipin Singh previously accepted their miscalculation in his reply email (dated: 21.08.2018), although denied earlier. This time he did same. **So either office staffs of your company are not serious about the calculation of overpaid registration charges (especially when RDPL have to return back the extra received money to the customers) or your staffs intentionally trying to harassed and confuse me. So justification in this matter is**

expected as owner of the company. Please send me the rest of my interest money at your earliest.

2. This malpractice of miscalculation/wrong calculation is not the first time happened with me. I received the email from Hiland Group (customercare@hilandcal.com) on **18.12.2017** with attachment demand letter. In that letter Hiland Group demanded **Rs.170,183.00/-** within 02.01.2018. I was really surprised to see that demand letter and how casualness of your company. **I overpaid to Hiland Group and without calculation your company demanded extra money from me, which is totally illegal.** I replied the email on 02.01.2018 explaining my all payments (Please see Annexure-3a&b). I received the email from Hiland Group on 04.01.2018 **accepting the company's fault and WRONG calculation** (Please see Annexure-4). Thereafter, I got actual calculation on 06.01.2018 (Please see Annexure-5a&b), where clearly mentioned by Hiland Groups that I am supposed to get back overpaid money, although your company demanded Rs.170,183.00/- in letter dated 18.12.2017. If I could not notice the wrong calculation made by Hiland Group, I was supposed to pay illegal demanded extra money (Rs.170,183.00/-). **In this context, it is proved that Hiland Group as well as Riverbank Developers Pvt.Ltd. (RDPL) tried to cheat the customers and may collected the extra huge money from other customers, which RDPL supposed not to do. This matter is completely illegal under Real Estate (Regulation and Development) Act, 2016. I would appreciate your justification.**

3. For your kind information, the possession of my flat was delayed due to irresponsibility, not responding to my email or call, false commitment of your employees. Therefore, according to the GTC No.11(d), I am entitled to get compensation from RDPL to be calculated **@12.50/- per sq.ft. of 712 sq.ft. per month, effective from the scheduled date (September 2017) of possession till the "date of possession" (23.05.2018)**. The calculation may be as follows.

The number of months delayed to get possession is 9 months (September 2017 to May 2018). So the calculated amount of compensation is **712 sq.ft. X @12.50 X 9 months =80,100/-**.

But, unfortunately, Mr. Bipin Singh denied my demand mentioning the delay payment. For your kind information, according to the clause No.11(d), RDPL will compensate only the chargeable area of the Apartment and I paid full down payment of my apartment charge (allotment charges) at a time within the stipulated time without any delay. So there should not be any question of delay allotment payment, although Mr. Singh continuously saying that allotment payment is delayed, which is lying. **So according to GTC No.11(d), RDPL supposed to pay compensation and according to Real Estate (Regulation and Development) Act, 2016, I am entitle to get compensation from RDPL.**

4. I paid **Rs.2,83,498 on 20.06.2014** to your company for my **covered car parking space**. Four years and 4 months passed, still now I did not get the car parking space. Although I am supposed to get on September 2017. So please let me know when I will get the car parking space.

5. According to the **GTC clause No.13(c)**, on the "date of possession" RDPL shall be liable to transfer the car parking space along with the apartment to the allottee. But unfortunately, **RDPL failed still date to transfer the car parking space to me within the stipulated time.** In this context, RDPL itself is a defaulter. **So according to the Real Estate (Regulation and Development) Act, 2016, RDPL shall be liable to pay the compensation to me since September 2017.**

I hope this time as owner of the company RDPL you will able to reply my email.

I would appreciate the point wise reply as soon as possible.

Thanking you and with regards,

Amit Roy
Apt. No.7A2, Tower-41
Mobile No. 9430017325


7 attachments

 **Annexure-1_Complaint Details.pdf**
64K


 **Annexure-4.pdf**
161K

 **Annexure-2.pdf**
443K

 **Annexure-3a.pdf**
88K

 **Annexure-3b.pdf**
107K

 **Annexure-5a.pdf**
144K

 **Annexure-5b.pdf**
60K