



Real Estate Regulatory Authority

Government of Himachal Pradesh

Complaint Application

Application No.

CTA0620220001

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Complaint Details

Complaint Subject	Delay in possession, compensation not given 25 months, threats e-mail for cancellation of flat
Facts of the complaint	<p>I purchased a flat Residency Himalayas apt 301, H block, 738 sqft from Rajdeep & co infrastructure pvt ltd dated 23 Jan 18. Made builder buyer agreement, in mentioned at point no 30 possession date is July 19 and no 31 if delay compensation as per bank interest MCLR rate. Company fail to give possession so I call up for quit my investment for return my investment. After 3-4 months company person Mr Anil Chaudhary called up and told me "Residency Himalayas' project is discontinue for some technical and land issue so, we are going to shift your investment to another project as Mashobra Hills Shimla HP, unit 203, 2nd floor tower I, 755 sqft, I said OK, then as my demand company send mi allotment letter for same dated 21 Mar 2020 with deduction of 1 year compensation amount Rs. 178500/- from my balance amount and after then as per RERA rules of Compensation Act, Compensation should continue month wise or yearly or quarterly or half yearly but from Aug 2020 to till date i just follow up for compensation and possession of flat but they CMD and Anil Chaudhary or neither staff no one picking calls (When I make 50 calls / messages on whatsapp/ e-mail then they take call once in while). I fed up and I written in messages to CMD because he not picking my single calls or neither he credit my compensation, he taking account staff name and account staff telling CMD's name (cheque for kept for signature on CMD table from last 2-3 months). Sir, Really I fed up from this company because CMD of the company is cheating me as well as I m in Mumbai he is harassing mi as I am women addition he sent me mail of threats of cancellation of my unit. As RERA rules CMD of the company cannot give mi threats and harass as cancellation of unit. As I sent messages from fading up from CMD have no Sharam, Lajja as took money and not picking calls. 2-3 times at reception person also told mi call to CMD, Maine aapka paisa nahi liya hai aap Rajdeep Sharma ko call karo. One more things in this Rajdeep company today staff, after one week left from company like Neha, Sampada, Naresh, Radhika, Vandana. CMD is cheating with mi, fraudulent person, not picking any calls, not replay of sms, and block my mobile number (U can ask for verification Mr Rajdeep Sharma mobile details). One important thing I want to mention here as I spoken only once after made many calls to CMD, he told me madam aapne jab flat kharida tha tabhi 30 lakh cost thi aur abhi usi flat ki cost 70 lakhs ke upper hai to aap aise hi profit mein hai to aapko kaunsa compensation chahiye 2-3 saal mein project pura ho jayega, tab maine unhe kaha, maine aapko 22 lakhs lumpsum payment kiya hai in 2017 mein isliye aapne muzhe discount diya tha and I given 02 customers from my family also and if I deposit the amount in Bank then bank gave mi interest, bank never said corona reason because I purchased flat in 2017 it means last 6 years back as per your assurance of possession in 2019 but till you're not given me flat, then CMD told me madam ek kaam karo aap investment return lijiye muzhe aapko compensation nahi dena hai flat chod dijiye paisa lijiye..... so maine kaha, now after 6 years your used my investment for your personal and why should left flat and then u can sell that flat to another investors in huge amount. so he told mi maam aap aage kya karna hai muzhe mat bataiye, main aapko compensation de nahi sakta, aaur mein aapka unit cancelled kar raha hoon, aap jaise compensation per fight karne wale customer muzhe nahi chahiye, and he disconnect call till date I made many calls but he not picking up as he send me cancellation of unit on my e-mail. My husband shouting mi because as my opinion he invests money in Shimla. so please I m working women , Maa, kids I cannot go to Shimla lonely and take him charged. Mr Rajdeep Sharma is harrassing me last 2 years he not taking calls neither compensation giving, pls plspls punish him so cant do same transactions in this way with anyone as constructor in his life. As well I want written apologies letter from him as he send me cancellation of unit e-mail. Tell him to give me fresh allotment letter in mention everything and possession date and within next 7 days NEFT compensation amount in my bank account. Builder says project cannot complete due to CORONA situation but project started in 2015 and now RERA completion date is 2023, then how he dare to cancellation of my unit. because simple motive of builder that he want to resale that flat or already he resale that flat to another person so please kindly investigate and check all sale agreement of Company records so builder reselling of investors flat is malpractices is stop somewhere and investors can take breathe as they not possession or neither compensation getting on time means builder investment le lenge and after many years going cancelled the unit. I invest that time 30 lakhs of cost of the flat now beyond around 50 lakhs above cost is gone, so builder is used my investment last 6 years and now on 6.5 bank interest he giving me back my money how it is possible. If as per possession date Rajdeep company given me possession of my flat then now my property cost is now 65-70 lakhs then who is responsible of my big huge loss? Thanks thanks.</p>

	Observations is done as the needful (I sent 04 hard copies of complaint with documents positively)
Reliefs Sought	Immediately transfer my compensation amount as pending from last 25 months as SBI MCLR rate + penalty. Issue mi fresh allotment letter with RERA no included, Possession date and with mentioned credit date of monthly compensation transferred in my bank accounts. Do investigation of Mr Rajdeep Sharma and his companies bank accounts and books of accounts financially. As he already in approx 2017 RERA is punish to Rajdeep and Company as on huge penalty around 1.65 crores.Punish Mr Rajdeep Sharma.









Complainant Details

	Personal Info	Contact Details	Address	Notice Address
1.	RAJLAXMEE ROHITAKSHA BOLAR Father : Sh. ASHOK SITARAM SAWANT Type : Project (HPRERASHI2022001/P)	9967508967 anusa1234@rediffmail.com	735 ASHTVINAYAK SOCIETY, NEAR GURUNANAK HOSPITAL BANDRA E MUMBAI, Mumbai, Maharashtra, 400051	735 ASHTVINAYAK SOCIETY, NEAR GURUNANAK HOSPITAL BANDRA E MUMBAI, Mumbai, Maharashtra, 400051

Respondent Details

	Personal Info	Contact Details	Address	
1.	RAJDEEP AND COMPANY INFRASTRUCTURE PVT LTD Type : Project Category : Individual RERA Reg No : HPRERASHI2022001/P	9867400039 info@rajdeepandcompany.com	SCO 12 1ST FLOOR, HOLLYWOOD PLAZA VIP ROAD ZIRAKPUR, Mohali, Punjab, 140603	

Documents relied upon by the complainant and referred to in the complaint

1.	Booking confirmation as on dated 21 Sep 2017	 
2.	Payment acknowledgement/receipts	 
3.	MOU, Allotment letter mention with delay possession penalty and possession date	 
4.	Buyer Builder Agreement for residential apartment at Shimla	 

Other Documents as annexed along with the complaint



No Records to Display

Declaration

Jurisdiction of the Authority

☒ I **RAJLAXMEE ROHITAKSHA BOLAR** declare that the subject matter of the claim falls within the jurisdiction of the authority.

Complaint not pending with any other Court

Whether this Complaint is pending with any other court, etc.? : **No**

☒ I **RAJLAXMEE ROHITAKSHA BOLAR** 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(s).

Declaration and Verification

☒ I **RAJLAXMEE ROHITAKSHA BOLAR**, D/O **Sh. ASHOK SITARAM SAWANT** do hereby verify that the given details are true to my personal knowledge and belief and the i have not suppressed any material fact(s).

Place : **mumbai**

Date : **11/06/2022**

Registration Fee

Fee Amount

₹ 500

Payment Status :  **Payment Received**

Payment Mode : **Online**

Transaction No. : **HPR120620220002**

Transaction Date : **12/06/2022 07:26 PM**

Bank Details : **SBIN~IGANTFXBF1**