

**BEFORE THE REAL ESTATE REGULATORY AUTHORITY, UTTAR
PRADESH**

**HON'BLE BENCH NO..... LUCKNOW/GAUTAM BUDDH
NAGAR**

COMPLAINT NO.....

IN THE MATTER OF:

.....

...COMPLAINANT(S)

VERSUS

.....

...OPPOSITE PARTY

Written Submission on behalf of Complainant(s)(Name of Complainants)

in Complaint No.....

Most Respectfully Showeth:

These written submissions are being filed on behalf of complainant for the kind perusal of this Hon'ble Authority:

A. Introduction:

1. That the complainant(s) (name of allottee and co-allottee) has/have filed a complaint before the Hon'ble Real Estate Regulatory Authority, Uttar Pradesh under Section 31 of Real Estate

(Regulation and Development) Act, 2016 bearing complaint number.....on.....

B. Relief:

1. That the complainant(s) has/have sought following relief from this Hon'ble Authority in the aforesaid complaint:

- (a).
- (b).
- (c).

C. Factual Matrix of the Complaint filed by the complainant(s):

1. That the complainant had applied for the allotment of Apartment/Plot/Unit/Villa vide an application (please mention the application no, if any) dated _____ (date of application) in a project namely _____ (name of the project along with project registration number) of Opposite Party (name of Opposite Party) and paid Rs _____ (Booking Amount) to _____ Opposite Party.
2. That an Apartment/Plot/Unit/Villa bearing number _____ was allotted to the complainant by the Opposite Party vide allotment letter dated _____ (date of allotment of Apartment/Plot/Unit/Villa) pursuant to the application dated _____. At this juncture, it is pertinent to mention that total cost of the said Apartment/Plot/Unit/Villa is Rs. _____

- (amount of cost) as per the allotment letter/BBA (as the case may be) and the complainant has paid a sum of Rs. _____ to the Opposite Party till date in accordance with the agreement for sale executed between the Complainant(s) and the Opposite Party.
3. That as per the clause _____ (relevant clause no.) of the Allotment Letter/ Builder Buyer Agreement/Agreement for sale/Brochure/Prospectus dated _____ the promised date for the possession of aforementioned Apartment/Plot/Unit/Villa was _____ (promised date of possession).
 4. That the Opposite Party offered the possession of Apartment/Plot/Unit/Villa bearing number _____ to the Complainant vide letter dated _____. However, the complainant got the actual possession of aforesaid Apartment/Plot/Unit/Villa on _____ (date of actual possession received by the complainant). (If applicable)
 5. That the opposite party applied for obtaining the Completion Certificate/ Occupancy Certificate (as the case may be) from the _____ (name of competent authority). (This paragraph is applicable only in those cases where the complainant has knowledge of this fact)
 6. That on several occasions the complainant requested the opposite party through email or any other medium to hand over the possession of the aforesaid unit/ to refund the amount paid by the complainant to the Opposite party. (as the case may be)
 7. That despite several requests the Opposite Party failed to hand over the possession of the aforesaid unit/ to refund the amount paid by the complainant. (as the case may be)

8. That the Part Completion Certificate/ Occupancy Certificate was obtained by the Opposite Party on _____. (if applicable)
9. That thereafter a sale deed/ sub lease deed was executed between the complainant(s) (name of allottee and co-allottee) and opposite party on _____(date of Execution of Deed) (if applicable)

Or

- That the Apartment/Plot/Unit/Villa bearing number _____ allotted to/booked by the complainant(s) on _____ (date of allotment) was cancelled/terminated by the Opposite Party vide letter dated _____ due to _____ (if applicable and also state the reason for cancellation/termination).
10. That the complainant has received the refund of Rs _____ out of total paid amount of Rs. _____ on _____ (if any).

D. Any other issue(s)/material facts/case laws/statutory provisions upon which the complainant intends to rely: (in 500 words only).

E. Prayer:

It is, therefore, submitted that the Hon'ble Real Estate Regulatory Authority may be pleased to pass orders as prayed for in the Complaint filed by the Complainants.

Date:

Complainant

Place:

Through

Counsel for the Complainant