

To,

Dated – 19-July-2017

DCP, EOW
Mandir Marg, New Delhi

Subject – Complaint against Amrapali Centurian Park Pvt Limited, C/O at sec 62, Noida – 201301 & R/O at 307, 3rd floor, Nipun Towers, Community Centre, Karkardooma, Delhi – 110092 , for my apartment Unit-604 -Tower-B3 (HEREIN Amrapali Centurian Park Pvt Limited referred as “ACCUSED”)

Respected Sir,

I Rahul Gaurang, S/O Mr. R N Sahai , booked a 3BHK Flat in **Mr. ANIL KUMAR SHARMA’S company ‘AMRAPALI GROUP ‘** situated in Noida Sec#62 , through one of his sales employee/agent on 25-Apr-2012 by paying a token money of Rs 99,944/= , through bank remittance, for a 1600Sqft(3 BHK+ Study) flat, in Amrapali’s then ongoing project ‘**Amrapali Centurian Park – Terrace Homes’**. For which I signed an agreement on 4th of Mar-2013 with **Amrapali Centurian Park Pvt. Ltd.** the unit allotted to me was “**B3- 0604**” and was supposed to be delivered to me by Jun-2015.

I hereby submit my complaint against M/S **Amrapali Centurian park Pvt. Limited** and **it’s all directors including Mr. Anil Sharma (Chairman)**, who as cheated us in many ways. As genuine buyers, we enclosed herewith a copy of Builders buyers’ agreement executed with the accused for your records.

Accused lured me by various media & advertisements for purchasing the flats in their project by giving false promises and assurances and assured me possession within 30 months with grace period of +/- 6 months i.e. 01-06-2015.

Accused has taken **72% payment from me i.e. Rs 3,112,680.00** (including service tax) by cheques, **whereas under mission completion Accused demanded 10% extra without due date for construction of flats within time against his goodwill from me.** I am attaching payment details with this application including cheque no, bank name, amount, tax etc. & Demand letter under mission completion.

Below are the details of payment made in favor of Amrapali Centurian Park Pvt. Ltd.

Serial No.	Date	Mode of Payment	Amount in Rs.
1	30-May-15	Draft from Andhra Bank-961058	3,89,085
2	10-Nov-14	Draft from Andhra Bank-959850	3,89,085
3	29-Aug-14	Draft from Andhra Bank-959509	3,89,085
4	04-Jun-14	Draft from Andhra Bank-959188	3,95,611
5	06-Sep-13	Draft from Andhra Bank-425888	2,94,870
6	06-Mar-13	ICICI Bank Cheque no. -386432	5,50,000
7	28-Nov-12	ICICI Bank Cheque no. -250344	6,05,000
8	25-Apr-12	online-transaction id-0018209623	0,99,944

Amrapali Centurian Park – Terrace Homes –Unit B3-0604

In spite of several meeting and reminders to Accused official including its Directors, they have not started the construction and **only giving dates over dates for completion & possession of the flats to me.**

We heard that Accused diverted the funds from this project to make a fraudulent misappropriation of the funds of me.

Further, the Accused selling out and leasing out portions of the land to outsiders within the project land with taking consent of buyers and one more shocking fact that the **Accused had collected the booking amount from me on 2010, whereas the land on which the project was to be constructed (GH-05, Tech Zone IV, Greater Noida) was purchased only in 2011 vide lease deed dated 17.02.2011 bearing no. 2673 volume no. 7993. This amounts to forgery under the Indian Panel Code.**

In order to cheat the buyers and to achieve these malicious wrongful acts, the Accused used various false and fabricated documents, several misrepresentations, dishonest claims, false assurances and deceitful representations.

I would request you to register a case against the Accused under appropriate sections of the law and do proper investigation by EOW, which bring justice to me.

Thanking You,
You're sincerely,

Rahul Gaurang
RQ-408, My Home Jewel
Madinaguda , Miyapur
Hyderabad-500049
Mob # 9650448858

Enclosures:

Copy of Payments receipts.
Copy of ERP from Builder
Copy of Payment Details including bank, cheque/draft no, amount etc.
Copy of Demand letters under mission completion.
Copy of BBA

AUTHORISATION LETTER

I Rahul Gaurang, S/O of Mr. Ram Niranjana Sahai buyers of Unit –B3-0604 at **Amrapali Centurian Park – Terrace Homes** authorize my friend Mr. Ajay Mehndiratta (buyers of Unit –F4-0801) to file a complaint at EOW against Amrapali Group and all its directors including Mr. Anil Kumar Sharma on my behalf as I am currently out of town and cannot be personally present due to health reasons.

Details of Mr. Ajay Mehndiratta

Resident of: House #25, HIG Duplex Sec#15 Vasundhura , Ghaziabad-201012

Mobile #: 9899799360

Buyer of Unit: F4-801 at Amrapali Centurian Park – Terrace Homes

Regards

Rahul Gaurang

Buyer of Unit: F4-801 at Amrapali Centurian Park – Terrace Homes

Current Address: RQ-408 , My Home Jewel ,
Madinaguda, Miyapur - Hyderabad-500049
Mobile #: 9650448858