



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		1
Day and Date	Monday and 08.05.2023	
Complaint No.	CR/3175/2020 Case titled as Vedanta Residents Welfare Association V/s M/s Raheja Developers Limited	
Complainant	Vedanta Residents Welfare Association	
Represented through	Shri Aaditya Vijay kumar Advocate	
Respondent	M/s Raheja Developers Limited	
Respondent represented through	Shri Garvit Gupta Advocate	
Last date of hearing	13.04.2023	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 06.10.2020 and the reply on behalf of respondent has not been received within the stipulated time period despite service of notice. The CRA was filed on 13.05.2022. Despite specific direction, the respondent has failed to comply with the orders of the authority. It shows that the respondent is intentionally delaying the proceedings of the authority by non-filing of written reply. Hence, it's defence is ordered to be struck off for non-filing of reply.		
The counsel of the complainant/association stated that the respondent /promoter has obtained the occupation certificates on 17.11.2014 and 03.06.2016 from the competent authority. The respondent has not handed over the complete documents to the complainant/association and not applied for the completion certificate of the project till date from the competent authority. As per section 17(2) of the Act of 2016, <i>provided that, in the absence of any local law, the promoter shall handover the necessary documents and plans including common areas, to the association of the allottees or the competent authority, as the case may be, within thirty days after obtaining the [completion] certificate.</i>		



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CR 31/19/2020

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

The counsel of the complainant/association further, stated that issues raised in the present complaint relate to refund of amount IBMS/IFMS with interest, the amount towards repair of lifts, two sewerage plants, payment of difference domestic and commercial tariff, procurement of two DG sets etc.

The counsel for the respondent states that the complainant/association has approached the above-mentioned issues from the multiple forums and the present complaint is not maintainable with this authority.

Argument heard.

Both the parties are directed to file written synopsis if they wish to do so within a period of 15 days. Further, the counsel for the respondent is directed to clarify the issue with regard to handing over of IFMS/IBMS and other issues mentioned in the relief sought.

Order reserved.

Detailed order will follow.


Sanjeev Kumar Arora
Member


Ashok Sangwan
Member


Vijay Kumar Goyal
Member
08.05.2023