



HARERA
GURUGRAM

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		18
Day and Date	Tuesday and 02.07.2024	
Complaint No.	CR/457/2019 Case titled as B K SUDARSHAN THROUGH GPA HOLDER PANDIT R C JHA VS H S REALTY PVT LTD	
Complainant	B K SUDARSHAN THROUGH GPA HOLDER PANDIT R C JHA	
Represented through	Shri Sudhanshu Dalal proxy counsel	
Respondent	H S REALTY PVT LTD	
Respondent Represented through	Shri Akhil Mangla proxy counsel	
Last date of hearing	19.03.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint has been received on 29.11.2019. The reply on behalf of respondent has not been received within the stipulated time period despite service of notice. Therefore, in view of order dated 21.11.2023, the defence of the respondent was struck off.

The present complaint is filed by the B K Sudarshan through GPA HOLDER Pandit R C Jha. In the present case, the complainant has already issued a special power of attorney dated 11.02.2014 in favour of Sh. Pandit R C Jha which is annexed as Annexure C-1 at page 30 of the complaint. A general power of attorney is a document through which one person (principal) appoints another person (GPA) to do all acts specified therein, for or on behalf of the principal.

On last date of hearing i.e. 21.11.2023, the complaint filed by the complainant through GPA holder was held maintainable in the eyes of law. The respondent was directed to file reply within a period of 2 weeks with an advance copy to the complainant.

Till date no reply has been filed by the respondent builder so far.



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The counsel for the respondent requests 2 weeks time for filing the reply which could not be filed earlier as the allotment letter was issued in the year 2009 by the director who is not with the company. Further, the project has not taken up and no licence is obtained and no development works initiated. The respondent is given one last opportunity to file reply to the complaint within 2 weeks with an advance copy to the complainant. The counsel for the complainant states that complainant is seeking direction for handing over of possession while in the complaint the relief sought is of refund alongwith interest and hence to clarify the relief being sought.

Matter to come up on 17.09.2024 for further proceedings.


Sanjeev Kumar Arora
Member

V.1 - 3
Vijay Kumar Goyal
Member


Arun Kumar
Chairman
02.07.2024