



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO.1045 of 2021

Arun Sharma and Vimmi Sharma

....COMPLAINANTS

VERSUS

M/s Soni Realtors Pvt. Ltd.

....RESPONDENT

CORAM: Nadim Akhtar

Member

Chander Shekhar

Member

Date of Hearing: 01.07.2024

Hearing: 12th

Present: Adv. Rahul Sharma, counsel for complainant through VC.

None for respondent.

ORDER: (NADIM AKHTAR-MEMBER)

1. Relevant part of last order dated 01.04.2024 is reproduced below:

Relevant part of order dated 05.12.2023 is reproduced below:

1.As per order dated 22.09.2023, complainants have claimed to have paid entire amount of ₹73,29,200/- to the respondent out of which, an amount of ₹18,30,000/- has been paid by the complainants themselves and remaining amount of ₹52,31,585/- has been disbursed by ICICI bank to respondent directly as per sanctioned loan. While perusing record, it is revealed that complainants have only attached receipts pertaining to amount of ₹18,30,000/- paid by them directly to the respondent whereas in respect of the remaining amount of ₹52,31,585/- complainants

have attached ICICI loan document but no proof of receipt/statement of account revealing date of disbursal of said loan to the respondent has been annexed with file. In light of aforesaid observation, Authority granted opportunity to the complainants for filing statement of account.

2. Today, ld counsel for complainants stated that in compliance to orders of Authority, complainants filed an application dated 28.11.2023, as per which complainants mentioned that complainant sent request letter dated 16.09.2023 to ICICI Bank to provide the transaction detail of transferring loan amount of ₹52,31,585/- directly to builder, however Bank did not respond to the letter sent by complainants. Therefore, complainants requested to pass directions to ICICI Bank to produce the record of loan amount credited to account of the respondent.

3. None present for the respondent.

4. Case is adjourned to **23.01.2024** with direction to office of registry to issue direction to the ICICI Bank Gurugram Branch to provide the transaction details of loan amount of ₹52,31,585/- which is directly made to Respondent builder M/s Soni Realtors Pvt. Ltd as per the details provided by the complainant during course of proceedings.

2. In compliance with the last order, office issued a notice to ICICI Bank, Gurugram to provide the transaction details of loan amount of ₹52,31,585/- which is directly made to respondent on 27.03.2024. However, no reply has been received from the ICICI bank yet. Office is directed to send a reminder to ICICI Bank for sending their reply on priority.

3. Case is adjourned to **01.07.2024** waiting for the reply from ICICI Bank.

2. Today, Sh. Rahul Sharma appeared on behalf of complainant and stated that no letter has been received from ICICI bank, Gurugram till date.

3. Authority observes that office has already sent two notices dated 27.03.2024 and 10.04.2024 to ICICI bank, Gurugram to provide the transaction details of loan amount of ₹52,31,585/- which is directly made to respondent. Despite

receiving two notices, no report has been received from the ICICI bank till date.

4. Given the circumstances, the Authority deems it appropriate to direct the complainant to visit the ICICI Bank office in Gurugram to remind them of the outstanding request and ask them to provide necessary details as promptly as possible.
5. Further, Authority directs concerned Branch Manager, ICICI Bank, Gurugram to provide the transaction details of loan amount of ₹52,31,585/- which is directly made to respondent within 2 weeks from uploading of the order in the registry. If the Branch Manager of ICICI Bank, Gurugram fails to comply with the said directions, coercive actions will be taken against them.
5. Case is adjourned to 11.11.2024.


CHANDER SHEKHAR
[MEMBER]


NADIM AKHTAR
[MEMBER]