



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

## 1. COMPLAINT NO. 1948 OF 2023

Sangeeta Gaurav Bawaand & Lalit Mohan Bawa ....COMPLAINANTS

VERSUS

SRS Real Estate Ltd. ....RESPONDENT

## 2. COMPLAINT NO. 1958 OF 2023

Mr. Prankur Yadav ....COMPLAINANT

VERSUS

SRS Real Estate Ltd. ....RESPONDENT

*Patwe*

**3. COMPLAINT NO. 1960 OF 2023**

Mrs. Lata Sharma

....COMPLAINANT

VERSUS

SRS Real Estate Ltd.

....RESPONDENT

**4. COMPLAINT NO. 1961 OF 2023**

Mrs. Monica Malhotra & Late Mr. Nand Lal Taneja

Through Mr. Amit Taneja (Legal Heir of

Late Mr. Nand Lal Taneja )

....COMPLAINANTS

VERSUS

SRS Real Estate Ltd.

....RESPONDENT

**5. COMPLAINT NO. 1962 OF 2023**

Mrs. Rita Baluni & Mr. Sushil Chandra Baluni

....COMPLAINANTS

VERSUS

SRS Real Estate Ltd.

....RESPONDENT

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Complaint no(s).,1948, ,1958,1960,1961,1962,1963,  
1971,1972,1973,1974,1975,1980,1981,  
1982,1983,1984,1964 of 2023

**6. COMPLAINT NO. 1963 OF 2023**

Mrs. Renu Kukreja

....COMPLAINANT

VERSUS

SRS Real Estate Ltd.

....RESPONDENT

**7. COMPLAINT NO. 1971 OF 2023**

Pradeep Sharma

(Legal Heir of Shakuntala Devi)

....COMPLAINANT

VERSUS

SRS Real Estate Ltd.

....RESPONDENT

**8. COMPLAINT NO. 1972 OF 2023**

Mrs. Sunita Gupta

....COMPLAINANT

VERSUS

SRS Real Estate Ltd.

....RESPONDENT

*Patree*

**9. COMPLAINT NO. 1973 OF 2023**

Amit Gupta

....COMPLAINANT

VERSUS

SRS Real Estate Ltd.

....RESPONDENT

**10.COMPLAINT NO. 1974 OF 2023**

Alka Tewatia

....COMPLAINANT

VERSUS

SRS Real Estate Ltd.

....RESPONDENT

**11.COMPLAINT NO. 1975 OF 2023**

Mr. Dileep Singh Yadav &

Mrs. Charu Yadav

....COMPLAINANTS

VERSUS

SRS Real Estate Ltd.

....RESPONDENT

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Complaint no(s).,1948, ,1958,1960,1961,1962,1963,  
1971,1972,1973,1974,1975,1980,1981,  
1982,1983,1984,1964 of 2023

**12.COMPLAINT NO. 1980 OF 2023**

Mrs. Manju Gaur & Mr. Adiya Gaur

....COMPLAINANTS

VERSUS

SRS Real Estate Ltd.

....RESPONDENT

**13.COMPLAINT NO. 1981 OF 2023**

Mr. Ashish Gupta

....COMPLAINANT

VERSUS

SRS Real Estate Ltd.

....RESPONDENT

**14.COMPLAINT NO. 1982 OF 2023**

Mr. Amarnath Gupta &

Mr. Vishal Gupta

....COMPLAINANTS

VERSUS

SRS Real Estate Ltd.

....RESPONDENT

*Patwe*

**15.COMPLAINT NO. 1983 OF 2023**

Mr. Sachin Balda & Vipin Balda

....COMPLAINANTS

VERSUS

SRS Real Estate Ltd.

....RESPONDENT

**16.COMPLAINT NO. 1984 OF 2023**

Mr. Deep Chand & Mr. Chaman Lal

....COMPLAINANTS

VERSUS

SRS Real Estate Ltd.

....RESPONDENT

**17.COMPLAINT NO. 1964 OF 2023**

Mr. Suresh Kumar

....COMPLAINANT

VERSUS

SRS Real Estate Ltd.

....RESPONDENT

*Rattree*

**CORAM:** Dr. Geeta Rathee Singh  
Chander Shekhar

**Member**  
**Member**

**Date of Hearing:** 19.03.2023

**Hearing:** 3<sup>rd</sup>

**Present: -** Adv. Nausheen, counsel for complainant through VC.  
None for the respondent.


**ORDER**

1. Captioned complaints were listed for further hearing on 07.02.2024; however, due to re-constitution of benches, they were heard today.
2. It is to be noted that captioned complaints are taken together as a bunch due to the fact that they involve same question of law, filed against the same builder, pertaining to same project of the respondent i.e. SRS City, Sec-6, Palwal and are being represented by same counsel for complainant in all captioned complaints.
3. As per last date of hearing, i.e. on 19.12.2023, ld. counsel for respondent was directed to file reply. However same has not been filed yet. Authority grants another opportunity to respondent to file reply in all the captioned complaints subject to payment of cost of Rs.5,000/- payable to Authority and Rs.2,000/- payable to complainants in each captioned complaints. Reply is directed to be

  
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filed within four weeks and with an advance copy supplied to the complainants. Complainants are at liberty to file rejoinders, if any, within next two weeks with an advance copy to be supplied to the opposite party.

4. Further, Authority directs counsel for complainant to file some proof of builder buyer agreement in complaint no. 1958 of 2023 and 1975 of 2023 and to file proof of date of execution of builder buyer agreement in complaint no. 1960 of 2023 as the one that is annexed is undated. Furthermore, upon perusal of file in complaint no. 1982 of 2023, it is observed that documents that are filed do not match with the facts as enlisted in the complaint file. Complainant is directed to re-check the documents that they have filed and file an explanation to the same with amended copy of annexures or complaint, whatsoever is appropriate as per facts of complaint.
5. Cases are adjourned to 23.07.2024.

  
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CHANDER SHEKHAR  
[MEMBER]

  
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DR. GEETA RATHEE SINGH  
[MEMBER]