



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

### 1. COMPLAINT NO. 1990 OF 2023

Pushp Lata

....COMPLAINANT

VERSUS

1. Geo Connect Limited

2. Ansal Housing Limited

....RESPONDENTS

### 2. COMPLAINT NO. 1991 OF 2023

Sumit Aggarwal

....COMPLAINANT

VERSUS

1. Geo Connect Limited

2. Ansal Housing Limited

....RESPONDENTS

### 3. COMPLAINT NO. 1992 OF 2023

Prashant Bhardwaj

....COMPLAINANT

VERSUS

1. Geo Connect Limited

2. Ansal Housing Limited

....RESPONDENTS

### 4. COMPLAINT NO. 1996 OF 2023

*had*

Seema .....COMPLAINANT

VERSUS

1. Geo Connect Limited
2. Ansal Housing Limited .....RESPONDENTS

**5. COMPLAINT NO. 2000 OF 2023**

Deepak Sharma and Sanjay Kumar .....COMPLAINANTS

VERSUS

1. Geo Connect Limited
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**6. COMPLAINT NO. 2001 OF 2023**

Moneeka Yadav .....COMPLAINANT

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Ajay Kumar and Usha Rani .....COMPLAINANTS

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**CORAM: Nadim Akhtar**

**Member**

**Chander Shekhar**

**Member**

**Date of Hearing: 28.10.2024**



**Hearing: 4<sup>th</sup>** (in all complaints)

**Present through VC:** - Adv. Mayank Bhardwaj, counsel for complainants in all captioned complaints  
Adv. Ashish Verma, counsel for respondents in all captioned complaints.

**ORDER (NADIM AKHTAR - MEMBER)**

1. Relevant part of last order dated 29.07.2024 is reproduced below:

1. *As per last date of hearing on 15.01.2024, respondents were directed to file replies in all captioned complaints, subject to cost of ₹5000/- payable to the Authority and ₹2000/- payable to complainants in each complaint. However, no replies have been filed by respondents till date.*
2. *Adv. Mayank Bhardawaj appeared on behalf of complainants in all the complaints and stated that several opportunities have already been granted to the respondent for filing reply. However, till date neither the replies are filed nor the costs are paid.*
3. *On the other hand, Adv. Gaurav Sharma, proxy counsel for respondents stated that the project in question has been*



*mortgaged to the Bank and due to the said reason the delay has happened in filing the reply.*

4. *Authority enquired about the status of the project in question as complainants are seeking relief of possession from the Authority. To which ld. counsel for complainants replied that it is just an empty land, with no basic amenities such as road, sewerage lines and water supply. However, he is not aware if respondent has been granted occupation certificate or completion certificate from the competent Authority or not? Even ld. counsel for respondent is not aware about the status of occupation certificate in the project. Ld. counsel for the respondent is directed to seek instructions from the respondent and file an affidavit in the Authority about the status of occupation certificate of the project in question in next two weeks time.*
5. *As today is the third hearing and no replies have been filed by the respondent in the captioned complaints, therefore, Authority deems it appropriate to struck off the defence of the respondent in all the complaints.*



6. Respondent is directed to pay earlier imposed costs before the next date of hearing.
7. In addition, perusal of files revealed that complainants have not placed on record complete receipts issued by the respondent of the paid amount. Details of amount claimed to be paid and receipts attached in each complaint are given below:

<i>Seri al no.</i>	<i>Complaint no.</i>	<i>Claimed amount</i>	<i>Receipts attached</i>
1	1990 of 2023	₹26,45,925/-	No receipts attached
2	1991 of 2023	₹31,71,785/-	complete Receipts attached
	1992 of 2023	28,50,195/-	Receipts only of an amount ₹27,50,195/- attached
4	1996 of 2023	₹38,21,220/-	No receipt attached, amount is only admitted in endorsement letter)
5	2000 of 2023	₹44,59,087/-	Complete receipts attached
6	2000 of 2023	₹39,53,371/-	Receipts of amount ₹39,53,946/- attached
7	2002 of 2023	₹57,97,247/-	Receipts of ₹54,97,347/- attached
8	2004 of 2023	₹39,52,548/-	Receipts of ₹44,60,177/- attached



9	2005 of 2023	₹31,71,785/-	Complete receipts attached
10	2011 of 2023	₹28,57,200/-	Receipts of ₹27,57,200/- attached
11.	2277 of 2023	29,37,685/-	Complete receipts attached

8. *Complainants are directed to file copies of all the receipts of payments made to the respondent, in the registry. In case, there are no receipts, then complainants have to file an affidavit stating therein the exact amounts and dates on which the said amounts were paid by the complainants to the respondent duly supported with bank statement of account highlighting the dates of payments. Complainants are further directed to submit required documents with an advance copy supplied to the opposite party at least two weeks prior to the next date of hearing.*

2. Ld. counsel for respondent stated that an appeal has filed by the respondent before Hon'ble Appellate Tribunal against order passed by the Authority on 27.09.2024. He further seeks some more time to file replies in all the complaints.




3. Authority enquired from the ld. counsel for respondent as to whether any stay has been granted by the Hon'ble Appellate Tribunal in captioned complainants. To which, he replied that that the appeal is yet to be listed for its first hearing.
4. Perusal of files reveals that complainant has not filed its receipts as ordered by the Authority in last hearing. Therefore, Complainants are again directed to file copies of all the receipts of payments made to the respondent, in the registry. In case, there are no receipts, then complainants have to file an affidavit stating therein the exact amounts and dates on which the said amounts were paid by the complainants to the respondent duly supported with bank statement of account highlighting the dates of payments. Complainants are further directed to submit required documents with an advance copy supplied to the opposite party at least two weeks prior to the next date of hearing. In case complainants fail to place on record the receipts case will be decided on the basis of the available documents and records.
5. Since the Authority had already struck off the defense of the respondent in the previous hearing, Authority directs the respondent to confirm the status of the appeal filed before the Hon'ble Appellate Tribunal, specifically regarding whether a stay has been granted by the Hon'ble Tribunal. If no stay is granted,



the respondent is granted a final opportunity to present arguments, and the matter will be decided on its merits on the next date of hearing.

6. Cases are adjourned to 03.02.2025.

  
.....  
CHANDER SHEKHAR  
[MEMBER]

  
.....  
NADIM AKHTAR  
[MEMBER]



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next date of hearing. Pl  
upload again with date of  
hearing

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AOC(P)

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05/11/24

Pragya - to do needful  
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