



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 1990 OF 2023

Pushp LataCOMPLAINANT

VERSUS

1. Geo Connect Limited

2. Ansal Housing LimitedRESPONDENTS

2. COMPLAINT NO. 1991 OF 2023

Sumit AggarwalCOMPLAINANT

VERSUS

1. Geo Connect Limited

2. Ansal Housing LimitedRESPONDENTS

3. COMPLAINT NO. 1992 OF 2023

Prashant BhardwajCOMPLAINANT

VERSUS

1. Geo Connect Limited

2. Ansal Housing LimitedRESPONDENTS

4. COMPLAINT NO. 1996 OF 2023

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

2. Ansal Housing Limited

....RESPONDENTS

6. COMPLAINT NO. 2001 OF 2023

Moneeka Yadav

....COMPLAINANT

VERSUS

1. Geo Connect Limited

2. Ansal Housing Limited

....RESPONDENTS

7. COMPLAINT NO. 2002 OF 2023

Ajay Kumar and Usha Rani

....COMPLAINANTS

VERSUS

1. Geo Connect Limited

2. Ansal Housing Limited

....RESPONDENTS



8. COMPLAINT NO. 2004 OF 2023

Sanjay KumarCOMPLAINANT

VERSUS

1. Geo Connect Limited
2. Ansal Housing LimitedRESPONDENTS

9. COMPLAINT NO. 2005 OF 2023

Sumit AggarwalCOMPLAINANT

VERSUS

1. Geo Connect Limited
2. Ansal Housing LimitedRESPONDENTS

10. COMPLAINT NO. 2011 OF 2023

Ajay Yadav and Mahipal SinghCOMPLAINANTS

VERSUS

1. Geo Connect Limited
2. Ansal Housing LimitedRESPONDENTS

CORAM: Nadim Akhtar

Member

Chander Shekhar

Member

Date of Hearing: 29.07.2024



Hearing: 3rd (in all complaints)

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

ORDER (NADIM AKHTAR - MEMBER)

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 Id. 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:

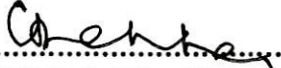


Complaint no(s). 1990, 1991, 1992, 1996, 2000,
2001, 2002, 2004, 2005, 2011, of 2023

Serial no.	Complaint no.	Claimed amount	Receipts attached
1.	1990 of 2023	₹26,45,925/-	No receipts attached
2.	1991 of 2023	₹31,71,785/-	complete Receipts attached
3.	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.
9. In the interest of justice, cases are adjourned to **28.10.2024** for arguments.


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CHANDER SHEKHAR
[MEMBER]


.....
NADIM AKHTAR
[MEMBER]