



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2277 OF 2023

Anil Sharma

....COMPLAINANT

VERSUS

1. Geo Connect Limited
2. Ansal Housing Limited

....RESPONDENTS

CORAM: Nadim Akhtar
Chander Shekhar

Member

Member

Date of Hearing: 29.07.2024

Hearing: 3rd

Present through VC: - Adv. Mayank Bhardwaj, counsel for complainant.

Adv. Gaurav Sharma, proxy counsel for Adv. Ashish

Verma counsel for respondent.

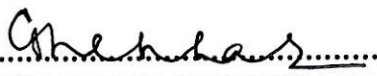
ORDER (NADIM AKHTAR - MEMBER)

1. As per last date of hearing on 15.01.2024, respondent was directed to file reply in captioned complaint, subject to cost of ₹5000/- payable to the

- Authority and ₹2000/- payable to complainant in each complaint. However, no reply has been filed by respondent till date.
2. Adv. Mayank Bhardawaj appeared on behalf of complainant in the complaint and stated that several opportunities have already been granted to the respondent for filing reply. However, till date neither the reply is filed nor the cost is paid.
 3. On the other hand, Adv. Gaurav Sharma, proxy counsel for respondent 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. He further stated that his vakalatnama will be submitted in the registry today itself.
 4. Authority enquired about the status of the project in question as complainant is seeking relief of possession from the Authority. To which ld. counsel for complainant 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 reply has been filed by the respondent in the captioned complaint, therefore, Authority deems it appropriate to struck off the defence of the respondent in the complaint.
6. Respondent is directed to pay earlier imposed costs before the next date of hearing.
7. In addition, perusal of files revealed that complainant has not placed on record complete receipts issued by the respondent of the paid amount.
8. Complainant is directed to file copies of all the receipts of payments made to the respondent, in the registry. In case, there are no receipts, then complainant has to file an affidavit stating therein the exact amounts and dates on which the said amounts were paid by the complainant to the respondent duly supported with bank statement of account highlighting the dates of payments. Complainant is 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, case is adjourned to 28.10.2024 for arguments.


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CHANDER SHEKHAR
[MEMBER]


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NADIM AKHTAR
[MEMBER]