



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 2418 OF 2019

Rajesh

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

2. COMPLAINT NO. 2408 OF 2019

Adarsh Sharma and Mahendra Pal Sharma

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

3. COMPLAINT NO. 2423 OF 2019

Anil Kumar Dubey

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

4. COMPLAINT NO. 2424 OF 2019

Krishna Chandra Joshi

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

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5. COMPLAINT NO. 2427 OF 2019

Sachin Sharma

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

6. COMPLAINT NO. 2428 OF 2019

Ashwani Sharma and Mohini Sharma

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

7. COMPLAINT NO. 2432 OF 2019

Davinder Behal

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

8. COMPLAINT NO. 2439 OF 2019

Rohit Panghal

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)



9. COMPLAINT NO. 2444 OF 2019

Neeraj Thakur

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

10.COMPLAINT NO. 2446 OF 2019

Subhash and Manisha

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

11.COMPLAINT NO. 2460 OF 2019

Rajeev Kumar

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

12.COMPLAINT NO. 2462 OF 2019

Anil Singh Bisht

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

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13.COMPLAINT NO. 2463 OF 2019

Nidhi Garg

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

14.COMPLAINT NO. 2464 OF 2019

Shakuntla Kaul

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

15.COMPLAINT NO. 2465 OF 2019

Suhagni Bhat and Ranjan Bhat

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

16.COMPLAINT NO. 2466 OF 2019

Sunil Dudeja and Raj Rani

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

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17.COMPLAINT NO. 2469 OF 2019

Susmita Marcharak

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

18.COMPLAINT NO. 2470 OF 2019

Purnima Jain

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

19.COMPLAINT NO. 2471 OF 2019

Neeraj Virmani

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

20.COMPLAINT NO. 2651 OF 2019

Ajit Kumar Yadav

....COMPLAINANT(S)

VERSUS

Hightech Construction Co. Pvt. Ltd.

....RESPONDENT(S)

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CORAM:

**Anil Kumar Panwar
Dilbag Singh Sihag**

**Member
Member**

Date of Hearing: 13.02.2020

Hearing: 2nd Hearing

Present: - Mr. Yogesh Kumar Goyal, Counsel for the complainants
Mr. Abhayveer Sharma, Counsel for the respondent

ORDER (DILBAG SINGH SIHAG-MEMBER)

1. Above captioned complaints are taken up together as the core dispute in all the cases is same more or less. Facts of the complaint case no. 2418 of 2019 titled as Rajesh versus Hightech Construction Co. Pvt. Ltd. taken as a lead case.
2. Case of the complainant is that respondent had advertised in the newspaper an affordable group housing scheme named "SRS High-tech Affordable Homes" at Sector 87, Faridabad. Complainant booked a flat on 09.03.2015 having a carpet area of 462.93 sq. ft. along with balcony area 100 sq. ft. in the said project. Complainant had paid ₹4,93,379/- against total sale



consideration of ₹19,01,708/-. Thereafter, allotment of flat bearing no-208 A, in Tower-A1 was allotted in the name of complainant on 12.09.2015 and builder buyer agreement was executed on the same day. As per builder buyer agreement, possession of the flat was to be offered by September 2019, but till date, no offer of possession has been made as no construction/development work has been raised at site. Thereafter, complainant came to know that due to some disputes all the liabilities of M/s SRS Retreat Company Ltd have been transferred in favour of M/s Hightech Construction Pvt Ltd by the Director Town and Country Planning Haryana vide letter dated 23.01.2018. Respondent had never informed the complainant about transfer of this project in their name nor taken any consent of 2/3rd allottees. So, complainant has filed this complaint praying for refund of the entire paid amount along with interest and delay compensation.

3. Whereas respondent in the written statement has submitted that this project was being developed by SRS Retreat services Ltd. as a group housing colony named 'SRS Affordable Homes' in terms of Affordable Housing Policy, 2013. He has further denied his liability in this complaint for the reasons that the alleged builder-buyer agreement dated 12.09.2015 was executed by the complainant with SRS Retreat services ltd and stated that the present complaint is not maintainable due to non-joinder of necessary parties. After transfer of license into the name of respondent, he had only issued statement of account to the complainant.

4. Authority has perused the written pleadings as well as other documents put-forth by both the parties. Admittedly a license was granted jointly to the respondent and SRS Retreat services Ltd by the State Government for development of the affordable housing colony. Later on, license was transferred in favour of the respondent. Respondent is liable to complete the project by stipulated time and to hand over possession of the flats to the complainants. Before allowing any relief to the complainants, Authority is of the view that it is necessary to know the current stage of the project. Therefore, the respondent is directed to submit following information:

- i. complete details regarding payments made by the complainants.
- ii. Action taken report after transfer of license in the name of the respondent.
- iii. Date of completion of the project as per registration and status at present regarding each flat at the site especially the Tower wherein the complainants have booked their flats.
- iv. Total finance collected from the allottees and expenditure on construction at site.
- v. Finance at hand.
- vi. Status of sale of flats.

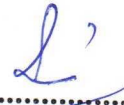
Complaint No.2418,2408,2423,2424,
2446,2460,2462,2463,2464,2465,
2019

2427,2428,2432,2439,2444,
2466,2469,2470,2471,2651 of

5. The respondent shall submit the above said information in the form of an affidavit at least one week prior to the next date of hearing. Case is adjourned to **07.04.2020**.



ANIL KUMAR PANWAR
[MEMBER]



DILBAG SINGH SIHAG
[MEMBER]

