



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 702 OF 2019

Kavita Devi & Kuldeep Pal

.... COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)

2. COMPLAINT NO. 1401 OF 2020

Birendra Bhagat and Reena Bhagat

....COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)

3. COMPLAINT NO. 1429 OF 2020

Chand Singh & Beena Devi

.... COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)

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4. COMPLAINT NO. 1430 OF 2020

Nigam Paliwal

.... COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)

5. COMPLAINT NO. 1747 OF 2019

Mrs. Kumari Shrity &Mr. Amitabh Jaiswal

....COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)

6. COMPLAINT NO. 2480 OF 2019

Mukesh Chawla

.... COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)

7. COMPLAINT NO. 827 OF 2020

Vatsal Giri

.... COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)



8. COMPLAINT NO. 2616 OF 2019

Inderjeet Yadav

.... COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)

9. COMPLAINT NO. 2701 OF 2019

Deepa Gupta & Rahul Gupta

.... COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)

10. COMPLAINT NO. 2704 OF 2019

Shalini Anand and Manish Anand

.... COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)

11. COMPLAINT NO. 2708 OF 2019

Arun Vats and Poonam Vats

.... COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)



12. COMPLAINT NO. 2858 OF 2019

Alka Gupta

.... COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)

13. COMPLAINT NO. 2999 OF 2019

Krishan Kumar

.... COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)

14. COMPLAINT NO. 1439 OF 2018

Suneeta Bhan

.... COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)

15. COMPLAINT NO. 371 OF 2018

Shakul Malik & Raj Kumar Takshak

....COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)



16. COMPLAINT NO. 1014 OF 2019

Satyapal Dahiya

.... COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)

17. COMPLAINT NO. 816 OF 2021

Karamvir Singh & Samjh Kaur

.... COMPLAINANT(S)

VERSUS

Dwarkadhis Project Pvt. Ltd.

....RESPONDENT(S)

CORAM: Rajan Gupta
Dilbag Singh Sihag

Chairman
Member

Date of Hearing: 24.03.2022

Hearing: 8th (in complaint no. 702/2019)
3rd (in complaint no. 1401/ 2020)
2nd (in complaint no. 1429/ 2020)
2nd (in complaint no. 1430/ 2020)
9th (in complaint no. 1747/ 2019)
7th (in complaint no. 2480/2019)
2nd (in complaint no. 827/2020)



6th (in complaint no. 2616/2019)

5th (in complaint no. 2701/2019)

5th (in complaint no. 2704/2019)

4th (in complaint no. 2708/2019)

5th (in complaint no. 2858/2019)

7th (in complaint no. 2999/2019)

10th (in complaint no. 1439/2018)

15th (in complaint no. 371/2018)

8th (in complaint no. 1014/2019)

7th (in complaint no. 816/2021)

Present through video call: - Sh. Kunal Thappa, learned counsel for the
complainant (in complaint no. 702/2019)

Ms. Annanya, learned counsel for the
complainant (in complaint no. 827/2020)

Sh. Birendra Bhagat, learned counsel for the
complainant (in complaint no. 1401/2020)

Sh. Krishan Kumar, learned counsel for the
complainant (in complaint no. 2999/2019)

Sh. Mukesh Chawla, learned counsel for the
complainant (in complaint no. 2480/2019)

Ms. Priyanka Aggarwal, learned counsel for
the complainant (in complaint no.
1747/2019)

Sh. Shubhnit Hans, learned counsel for the
complainant (in complaint no. 2616/2019)

2

Sh. Tarun Gupta, learned counsel for the
complainants (in complaint nos. 2701,2704,
2858/2019)

None for the complainants (in complaint
nos. 1429,1430/2020;
2701,2704,2708,2858,1014/2019;
1439,371/2018; 816/2021)

Sh. Shubhankar Baweja, Learned counsel
for the respondent in all cases.

ORDER (DILBAG SINGH SIHAG- MEMBER)

1. Captioned complaints have been taken up together as grievances involved are identical and directed against the same respondent.
2. While initiating his arguments, learned counsel for the respondent Sh. Shubhankar Baweja, stated that in captioned complaints replies have already been filed in year 2019 except in complaint nos. 1401/20; 1429/20; 1430/20; 827/20. So, he seeks short adjournment to file replies in above mentioned cases and to file current status report of construction and development of the project since two years have been passed when the cases were last heard.
3. During hearing, it is observed that complaints in bunch of captioned complaints, sought refund of their respective amounts deposited by them against booking of their respective units to the respondent promoter. Complainants have paid substantial amounts to the respondent. To make order more comprehensive, a table below has been got prepared wherein



Complaint Nos.1439, 371 of 2018;702,1747,2480,2616,2701,2704,2708,2858,2999,1014of2019;
1401,1429,1430,827/2020; 816 of 2021

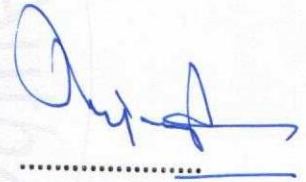
complete details regarding date of booking, agreement, and payments have
been summarised as follows:

Sr. No.	Complaint no.	Date of Agreement	Deemed date of Possession	BSP	Paid amounts
1	702/19	23.03.2015	23.03.2019	₹ 34,91,250/-	₹ 19,72,045/-
2	1401/20	16.05.2014	16.02.2019	₹ 27,56,740/-	₹ 30,62,184/-
3	1429/20	14.08.2014	14.02.2019	₹ 42,27,750/-	₹ 40,51,965/-
4	1430/20	06.10.2014	21.06.2019	₹ 60,41,962/-	₹ 54,25,170/-
5	1747/19	12.09.2013	12.03.2018	₹ 57,79,760/-	₹ 34,45,222/-
6	2480/19	07.07.2014	04/2019	₹ 26,71,480/-	₹ 32,91,207/-
7	827/2020	13.10.2014	13.07.2019	₹ 40,46,040/-	₹ 16,51,265/-
8	2616/19	07.09.2013	06.09.2017	₹ 61,29,200/-	₹ 36,46,619/-
9	2701/19	08.08.2014	03.06.2019	₹ 48,24,650/-	₹ 22,12,409/-
10	2704/19	10.09.2014	10.06.2019	₹ 36,53,896/-	₹ 29,05,225/-
11	2708/19	08.09.2014	By 2019	₹ 48,24,650/-	₹ 22,99,267/-
12	2858/19	27.08.2014	27.05.2019	₹ 48,24,650/-	₹ 32,68,278/-
13	2999/19	06.02.2015	04.11.2019	₹ 49,92,907/-	₹ 44,66,313/-
14	1439/18	07.08.2007	08.08.2010	₹ 22,32,000/-	₹ 33,78,517/-
15	371/18	03.10.2013	12.07.2018	₹ 34,04,700/-	₹ 19,24,540/-
16	1014/19	Booking 14.12.2006 13.12.2009	13.12.2009	₹ 24,26,160/-	₹ 25,22,430/-
17	816/2021	12.08.2014	12.08.2018	₹ 54,23,900/-	₹ 56,70,091/-

Despite receiving considerable amounts from the complainants,
respondents have failed to deliver possession of their booked units on the
agreed terms and date.

3. Considering request of respondent counsel, cases are adjourned to **28.04.2022** with a direction to file all necessary documents required to describe the exact stage of construction of the project and details of expenses to be incurred for completion of the project and funds available for completion of the same failing which Authority will allow the prayers of refund prayed by the complainants on the next date of hearing.

Respondent is at liberty to file detailed replies and any documents in each complaint if he desires so and supply its advance copies to the complainant's atleast fifteen days before next date hearing. No further opportunities will be granted.



RAJAN GUPTA
[CHAIRMAN]



DILBAG SINGH SIHAG
[MEMBER]