



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 2676 OF 2019

Tuscan City Floors LX To CL ...COMPLAINANT

Residents Welfare Association

VERSUS

M/S TDI Infrastructure Ltd.RESPONDENT

2. COMPLAINT NO. 2627 OF 2019

RWA W Block TDI City KundliCOMPLAINANT/S

VERSUS

M/s TDI Infrastructure Ltd.RESPONDENT/S

3. COMPLAINT NO. 2629 OF 2019

Terrace Garden Kingsbury ApartmentsCOMPLAINANT/S

VERSUS

M/s TDI Infrastructure Ltd.RESPONDENT/S

4. COMPLAINT NO. 637 OF 2020

Kingsbury B & D Tower ...COMPLAINANT

Residents Welfare Association TDI CITY Kundli

VERSUS

M/S TDI Infrastructure Ltd.RESPONDENT

5. COMPLAINT NO. 725 OF 2021

RWA EFGZRL SIX BLOCKS ...COMPLAINANT
KINGHSBURY TDI CITY KUNDLI

VERSUS

M/S TDI Infrastructure Ltd.RESPONDENT

6. COMPLAINT NO. 757 OF 2021

KINGSBURY HJK BLOCKS RWA ...COMPLAINANT

VERSUS

M/S TDI Infrastructure Ltd.RESPONDENT

7. COMPLAINT NO. 781 OF 2021

RWA UVY BLOCKS ...COMPLAINANT

VERSUS

M/S TDI Infrastructure Ltd.RESPONDENT

8. COMPLAINT NO. 782 OF 2021

C TOWER TDI KINGSBURY RWA ...COMPLAINANT

VERSUS

M/S TDI Infrastructure Ltd.RESPONDENT

9. COMPLAINT NO. 783 OF 2021

A TOWER TDI KINGSBURY RWA ...COMPLAINANT

VERSUS

M/S TDI Infrastructure Ltd.RESPONDENT

**CORAM: Rajan Gupta
Dilbag Singh Sihag**

**Chairman
Member**

Date of Hearing: 10.02.2022

**Hearing: 14th in Complaint No. 2676 of 2019.
16th in complaint No. 2627 & 2629 of 2019.**

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11th in Complaint No. 637 of 2020.

4rd in Complaint No. 725, 757, 781, 782, 783 of 2021

Present: - None for the complainants.

Ms. Shilpa Singh, Ld. Proxy Counsel through VC for Mr Shobit Phutela, Ld. Counsel for the respondent.

ORDER (DILBAG SINGH SIHAG-MEMBER)

1. Learned counsel for the complainants has sought adjournment in all the complaints on account of personal difficulty.
2. Learned counsel for the respondent has also sent an email requesting adjournment of the case on account of his ill health.
3. On last date of hearing, learned counsel for the complainants had stated that both complainants as well as respondent company have jointly agreed on the timelines fixed for removing deficiencies in the table. He had also conceded that work of removal of deficiencies was already being undertaken by respondent company and has been promised to be completed by 31.12.2021. These cases were listed today to review the status of removal of deficiencies.
3. Since respondent had consented for removing deficiencies as per timelines agreed to by both parties, Authority proposes to dispose of all these complaints on next date of hearing. So, both parties are at liberty to file their written arguments, if any, at least two weeks before next date of hearing.



4. An application to join Complaint No. 2676-2019 has been filed by Mr. Sushil Kumar, learned counsel for complainants in Complaint no. 3020-2019, 3021-2019 & 1117-2019 for redressal of their issues relating to infrastructural facilities in Phase-I of “ Tuscan City”. Same is also taken on record. Copy has been sent to the respondent.

5. Authority had disposed of these aforesaid complaints on 07.1.2021. In aforesaid complaints, grievances raised by the complainants were two-fold. First set of grievances were related to the issues concerning the units allotted to them which were disposed off on 07.12.2021. Second set of grievances were regarding lack of infrastructural facilities in ‘Tuscan City’.

While disposing of aforesaid complaints, Authority had observed that since issues regarding lack of infrastructural facilities have already been raised by Resident Welfare Association of ‘Tuscan City’ in Complaint no. 2676 of 2019 and the same are being adjudicated by the Authority, therefore, all issues regarding lack of infrastructural facilities will be decided in Complaint No. 2676 of 2019 and complainants may join aforesaid complainant Association for redressal of their issues relating to infrastructural facilities.

In their application dated 06.01.2022, complainants in Complaint no. 3020-2019, 3021-2019 & 1117-2019 have stated that their units are situated in Phase -I of “Tuscan City”. In their application, they have also stated

that both Phase I and Phase II are different gated societies, with separate independent infrastructural facilities like sewage treatment plant (STP), water treatment plant (WTP), electrical infrastructure etc. and different maintenance issues. They also have separate registered RWA but allottees/RWA of Phase-I have not filed any complaint before Authority, therefore, they may be allowed to join Complaint No. 2676 of 2019 (which is pertaining to Phase-II "Tuscan City").

Since both complainants as well as respondent counsels have sought adjournment toady, aforesaid application by complainants of Complaint no. 3020-2019, 3021-2019 & 1117-2019 will be decided on next date of hearing.

6. On request of learned counsel for both parties, cases are adjourned to 27.04.2022.



RAJAN GUPTA
[CHAIRMAN]



DILBAG SINGH SIHAG
[MEMBER]