



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 2676 OF 2019

Tuscan City Floors LX To CL
Residents Welfare Association

...COMPLAINANT

VERSUS

M/S TDI Infrastructure Ltd.

....RESPONDENT

2. COMPLAINT NO. 2627 OF 2019

RWA W Block TDI City Kundli

....COMPLAINANT/S

VERSUS

M/s TDI Infrastructure Ltd.

....RESPONDENT/S

3. COMPLAINT NO. 2629 OF 2019

Terrace Garden Kingsbury Apartments

....COMPLAINANT/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
Anil Kumar Panwar
Dilbag Singh Sihag**

**Chairman
Member
Member**

Date of Hearing: 21.09.2021

Hearing: 11th in Complaint No. 2676 of 2019.
13th in complaint No. 2627 & 2629 of 2019.
8th in Complaint No. 637 of 2020.
1st in Complaint No. 725, 757, 781, 782, 783 of 2021

Present: - Mr. Deepak Dhaiya, Ld. Counsel for all the complainants through VC.
Mr. Shobit Phutela and Mr. Shubhnit Hans, Ld. Counsels for the respondent.

ORDER **(RAJAN GUPTA-CHAIRMAN)**

1. Learned counsel for the complainants informed the Authority that respondent company has started the process of removing deficiencies but the pace of such removal/rectification of deficiencies is very slow. He pressed the need for speedy removal of deficiencies by stating that owing to lack of repairs, an overhead water tank collapsed on 10.06.2021 which could have caused injury to humans. Therefore, he requested that respondent company should be directed to remove all defects/deficiencies in the project/s expeditiously.

He apprised the Authority that complainants have entered into a settlement with the maintenance company M/s Cannes Management Property Pvt. Ltd. on 07.09.2021, therefore, all their grievances pertaining to maintenance company may be deemed as settled and withdrawn. In view of statement of counsel for the complainants all issues pertaining to maintenance company M/s Cannes Management Property Pvt. Ltd. stand dismissed as withdrawn.

2. Learned counsel for the respondent stated that they had filed Progress Report of rectification of deficiencies on the last date of hearing and some of deficiencies have already been removed/rectified by the respondent



company and remaining are under process and could not be completely removed due to difficulties faced on account of Covid pandemic situation and ongoing Kisan Agitation near the project site.

3. When Authority asked learned counsels of both the parties, as to which all deficiencies stood removed and which were still remaining and how much more time was needed to remove them, counsels for complainants as well as respondent were not able to present a clear picture.

None of the parties have presented any information relating to the extent of deficiencies in the project and action taken for their removal so far in a tabulated form for facilitating monitoring of action being taken by the respondent. Numerous deficiencies are being alleged by the complainant as have also been reported by the Local Commissioner.

For facilitating monitoring of action being taken by respondent, complainant shall present information in following format and send the same to respondent as well as submit it before this Authority.

Table

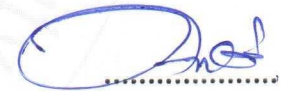
S. No	Nature of Deficiency	Report/Comments of the Local Commissioner	Time frame agreed within which deficiencies will be rectified	Action taken by respondent
1				
2				
3				

It is advised that the complainant holds a meeting with the respondent before submitting the information in the tabulated form as ordered above so that there is no communication gap between the complainant and the respondent.

4. Replies have been received in Complaint no. 725 of 2021, 757 of 2021, 781 of 2021, 782 of 2021 and 783 of 2021. Copy of same be sent to complainants. On request of parties, case is adjourned to 14.10.2021.



RAJAN GUPTA
[CHAIRMAN]



ANIL KUMAR PANWAR
[MEMBER]



DILBAG SINGH SIHAG
[MEMBER]