



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2677 OF 2022

Antakala Hiwarkar

....COMPLAINANT

Versus

1. SRS Real Estate Ltd.
2. Canara Bank
3. Enforcement Directorate

....RESPONDENT(S)

Date of Hearing: 27.01.2026

Hearing: 11th

Present:- Adv. Saket Singh, Learned Counsel for the Complainant through VC

None for respondent no. 1, 2 and 3.

ORDER (DR. GEETA RATHEE SINGH – MEMBER)

1. Today, Adv. Pranjal P Chaudhary, appeared on behalf of respondent and stated that he will file his vakalatnama during the course of the day. Since, no vakalatnama/power of attorney has been placed on record in the name of Adv. Pranjal P Chaudhary to appear on behalf of the answering judgment debtor, hence, his presence is not being marked.

2. Perusal of record reveals that on hearing dated 20.05.2024, Adv. Saket Singh, counsel for the complainant stated that he will file an application seeking amendment of relief from possession along with delay interest to relief of refund alongwith interest on paid amount.
3. Thereafter the matter was heard on 28.10.2024 wherein counsel for complainant stated that complainant wants possession alongwith delay interest. As complainant herself was giving contradicting statements regarding reliefs, therefore, vide order dated 07.07.2025 complainant was directed to file an application for clarification of relief sought.
4. Further, vide order dated 28.10.2024 it was observed that complainant has not placed on record all the receipts of paid amount, in the absence of which, the amount of interest cannot be ascertained. Therefore, complainant was directed to file all the receipts of the paid amounts. In case, receipts are not available, complainant has to file an affidavit wherein, a chart in tabular form be prepared mentioning therein the exact amounts of money paid with dates on which said amounts were paid by the complainant to respondent. The said affidavit was to be duly supported by bank statement of the account of complainant from which payments were made, highlighting the entries of amount paid. Accordingly, complainant was directed to file receipts or an affidavit as stated above within two weeks.
5. The matter was thereafter heard on 10.02.2025, 19.05.2025 and 07.07.2025, but order dated 28.10.2024 was not complied by the complainant.

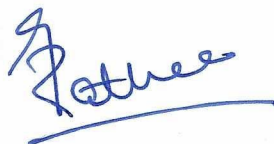


The complainant then filed an application on 03.09.2025 seeking relief of possession along with delay interest, however all the receipts of the paid amount have still not been submitted by her.

6. Today, learned counsel for the complainant stated on instructions that complainant is willing to withdraw from the project and wants refund of the amount deposited by her.

7. In view of above, it is observed that complainant is changing her stand again and again and it is not possible for the Authority to rely on oral statements. Therefore, last opportunity is granted to the complainant to file application for amendment of relief clause if relief of refund is being sought by her.

8. Further, Authority has given numerous opportunities to the complainant to provide proper receipts for the amounts paid by her but till date same have not been filed. The complainant has only placed on record payment receipts for an amount of ₹8,86,438/- but has claimed that a sum of ₹25,63,822/- stands paid to the respondent i.e. proof of payment of ₹16,77,384/- has not been placed on record. Although the ledger issued by respondent which is attached with the complaint reveals that a sum of ₹25,63,822/- has been paid to the respondent but the dates on which said payment has been made is not specified due to which it will not be possible for the Authority to calculate interest payable to her. Therefore, last opportunity is granted to the complainant to place of record proof of payment as directed vide order dated 28.10.2024 failing which the



Authority will be constrained to consider the amounts for which receipts have been annexed.

9. Adjourned to 24.02.2026.



DR. GEETA RATHEE SINGH
[MEMBER]

