



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 3218 OF 2022

Sanjeev Kumar Jindal

...COMPLAINANT

VERSUS

TDI Infracorp (India) Ltd

....RESPONDENT

CORAM:

Nadim Akhtar
Chander Shekhar

Member
Member

Date of Hearing: 12.08.2024

Hearing: 6th

Present: -

Mr. Gaurav Gupta, Counsel for the complainant
through VC.
None for the respondent.

ORDER (NADIM AKHTAR- MEMBER)

1. On the last date of hearing, i.e., 24.04.2024, following order was passed:-

"Perusal of complaint file reveals that complainant has sought three reliefs which are as under:-

- i. Possession of original unit with delay interest*
- ii. Possession of alternative unit having lake facing view with delay interest*

iii. Refund of paid amount with interest

Today, ld. counsel for complainant stated that initially complainant was allotted unit no. T-14/601 with a lake facing view but unit was arbitrarily changed by respondent to unit no. T-12/601 which is not lake facing. As per reply of respondent, both units are same and are lake facing. But stand of complainant is that revised unit is not lake facing so he wants alternate unit- similarly situated to the original unit.

To this, ld. counsel for respondent sought time to file details of available inventory. His request is accepted.

Respondent is directed to file details of available units which are similarly situated as of original unit of complainant within next 2 weeks with an advance copy supplied to complainant. Complainant on perusal of same can contact respondent for site visit of unit, if any chosen out of available inventory.

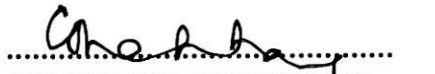
Case is adjourned to 12.08.2024 for arguments."

2. Today, ld. counsel for complainant stated that respondent has neither provided details of available inventory nor contacted complainant for any other alternative lake facing unit.
3. As per office record, respondent has not filed information in compliance of previous order.
4. In these circumstances, Authority observes that respondent vide order dated 24.04.2024 was directed to provide details of available inventory. Today, it is 6th hearing of the case. Respondent got sufficient time of around 4 months to file information sought by the Authority. Despite having enough time respondent neither filed requisite information/details nor anyone has put in appearance on behalf of respondent to assist the Authority. There is no reasonable



justification provided by respondent for not complying with the directions issued by the Authority in its previous order dated 24.04.2024. It implies that respondent is intentionally delaying the adjudication of issues involved in present complaint. No effort of any sort like formal email communication with allottee or any other formal communication has been carried out positively by respondent from April,2024 to till date to resolve the issue. Said conduct of respondent is not justified as it amounts to intentional defiance of directions passed by the Authority. Therefore, Authority grants a last and final opportunity to the respondent to provide details of available units which are similarly situated as of original unit of complainant within next 2 weeks with an advance copy supplied to complainant subject to imposition of exemplary cost of Rs 1,00,000/- payable by respondent to Authority. Complainant on perusal of same is at liberty can contact respondent for site visit of unit, if any chosen out of available inventory.

5. Case is adjourned to **18.11.2024** for arguments.


CHANDER SHEKHAR
[MEMBER]


NADIM AKHTAR
[MEMBER]