



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 3304 OF 2022

Manish Goyal

....COMPLAINANT

VERSUS

1.Vashisth Estates Ltd.

2.SRS Retreat Ltd.

....RESPONDENT(S)

CORAM: Dr. Geeta Rathee Singh
Nadim Akhtar

Member
Member

Date of Hearing: 12.09.2023

Hearing: 3^d

Present: Adv. Rajan K. Hans, counsel for complainant, through V.C.

Adv. Neeraj Goel, counsel for respondent No. 1.

None for respondent no. 2.

ORDER: (DR. GEETA RATHEE SINGH -MEMBER)

1. Ld. Counsel for complainant apprised the Authority that vide order dated 28.02.2023, respondent promoter was directed to place on record the

documents pertaining to arrangement between all the three respondents and the list of unsold inventory, however respondent did not submitted any such document till date. Adv. Neeraj Goel, counsel for respondent no. 1 during his arguments stated that he has submitted the said documents in S.V. Gupta versus Hightech Construction Company Pvt. Ltd. and further stated that that there is no unsold inventory .

2. Rebutting the contentions, counsel for complainant stated that as per the website of DTCP respondents are still left with almost 200 unsold units with them . Moreover when respondents are owner of part of land of the project and as well as joint licensee of the project, they cannot claim to be innocent and say that respondents have not received money from SRS. Further, merely making the statement that there is no unsold inventory left with the respondents is not tenable.
3. Adv. Neeraj Goel, counsel for respondent no. 1 stated that the list which was provided by SRS Retreat Services Ltd. to Hightech Affordable Homes and thereafter from Hightech Affordable Homes to Vashisth Estates Ltd. is of 511 allottees. However, in that list there is no mention of the name of complainant. Though the name of the complainant comes mentioned in the list of allottees at the time of draw of lots, but it was never carried forward in the list of 511 allottees which was received by



the respondents from SRS Retreat Services Ltd. He further stated that complainant has taken an alternate flat in some other project of SRS.

4. Counsel for respondent no. 1 requested the authority to grant some time to place on record that the amount paid by the complainant towards his unit has been transferred and adjusted against a unit allotted in some other project of SRS and complainant has already taken possession of flat and is residing there .
5. Counsel for respondent no. 1, Adv. Neeraj Goel stated that he will file an affidavit stating that there is no unsold inventory left with the respondent promoter.
6. Adv. Neeraj Goel, counsel for respondent no. 1 is directed to place on record following documents:
 - i. As per the Joint Agreement status of other allottees whose names were there in the draw of lots but not mentioned in the list of 511 allottees provided by SRS to Vashisth Estates Ltd .Whether their rights have been secured or not?
 - ii. Provide details of the money collected from other allottees and money received in the escrow account.
 - iii. Place on record the name of the project in which the complainant is residing .



7. Counsel for complainant is also directed to provide details about the unsold inventory .

8. Cases is adjourned to 07.11.2023 .



.....
NADIM AKHTAR
[MEMBER]



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DR. GEETA RATHEE SINGH
[MEMBER]