



3372/2022

## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

### COMPLAINT NO. 3372 OF 2022

Mohinder Pal Chawla

....COMPLAINANT

VERSUS

TDI Infrastructure Limited.

....RESPONDENT

**CORAM:**                    **Dr. Geeta Rathee Singh**                    **Member**  
   **Nadim Akhtar**    **Member**

**Date of Hearing:**    22.08.2023

**Hearing:**                    4<sup>th</sup>

**Present: -**                    Mr. Tarun, Counsel for the complainant through VC  
   Mr. Shubhnit Hans, Counsel for the respondent

### ORDER ( NADIM AKHTAR- MEMBER)

1. On the last date of hearing i.e. 26.07.2023 following order was passed:-

*"Ld. counsel for the complainant submitted that plot no. K-397 having area 250 sq yds in respondent's project-TDI City, Kundli, Sonipat was allotted to complainant vide allotment letter dated 22.04.2006. However, actual physical possession of the said plot cannot be taken because of land dispute with the local farmers. He stated that present complaint has been filed for seeking refund of paid amount with interest, nevertheless complainant is still interested in having possession of the unit, if possession is possible.*

*In rebuttal, ld. counsel for respondent stated that no dispute exists on plot in question as stated by ld. counsel for*

*complainant. Title of the plot is clear and actual possession can be handed over to the complainant. At this stage, ld. counsel for complainant requested that demarcation of the plot be got done by respondent in order to handover actual possession of the plot to the complainant. Agreeing to this, ld. counsel for respondent requested for fixing a date for demarcation of plot.*

*In the aforesaid circumstances, Authority directs the respondent to get the demarcation of the plot in question done on 07.08.2023 and to handover actual physical possession of the plot to complainant. In furtherance of it, respondent is also directed to get the paper work/formalities completed for execution of conveyance deed before the next date of hearing."*

2. Today, ld. counsel for complainant submitted that an email was received from respondent before the date fixed for demarcation of plot, i.e., 07.08.2023 that due to some unforeseen circumstances the demarcation of plot cannot be carried out, so the site visit has not been got done by complainant. In reply, ld. counsel for respondent stated that the concerned dealing official was not available on 07.08.2023 but immediately another email was sent to complainant to visit the site after 07.08.2023 for demarcation of plot. He further assured that there is no dispute with farmers on land upon which plot of complainant is situated.
3. In view of above circumstances, the Authority directs the respondent to get the demarcation of plot, booked by complainant done, within next 10 days positively and then to call/inform the complainant by way of an



email about the time and date of visit of the site. At the time of site visit, the respondent shall ensure to get the measurements of plot done in the presence of complainant in order to prove that area as well as dimensions of the plot are as per the original booking made by the complainant with the respondent. Further, respondent is directed to provide latest statement of account mentioning therein receivables and payables so that due amount, if any can be paid by complainant and paper work for execution of conveyance deed can be carried out.

4. A perusal of complaint reveals that proof of paid amount of Rs 29,93,621/- has not been attached in the file. Complainant is directed to file proper receipts/proof of payment mentioning therein dates of each payment.
5. Case is adjourned to 11.10.2023.

  
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DR. GEETA RATHEE SINGH  
[MEMBER]

  
.....  
NADIM AKHTAR  
[MEMBER]