



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 180 of 2021

Sushma Rani

...COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

2. COMPLAINT NO. 401 of 2021

Satpal Kundal

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

3. COMPLAINT NO. 722 of 2021

Shamsher Singh Malik

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

4. COMPLAINT NO. 981 of 2019

Ram Kishan Madaan and Anr.

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

5. COMPLAINT NO. 1230 of 2020

Pawan Kundra

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

6. COMPLAINT NO. 2217 of 2019

Sajid Ali

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

CORAM: Rajan Gupta

Chairman

Dilbag Singh Sihag

Member

Date of Hearing: 17.05.2022

Hearing: 3rd (in sr. no. 01 and 05)

5th (in sr. no. 3)

6th (in sr. no.2)

7th (in sr. no. 6.)

8th (in sr. no. 4)

Present: Mr. Amandeep, Ld. counsel for complainant (in sr. no.2)

Mr. Kamal Dhaiya, Ld. counsel for the complainant (in sr. no. 4)

Mr. Yavneet Dhakla, Ld. counsel for the respondent (in sr. no.2)

None for the complainant (in sr. 1,3,5 and 6)

None for the respondent (in sr. no. 1,3,4,5 and 6)

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ORDER (DILBAG SINGH SIHAG - MEMBER)

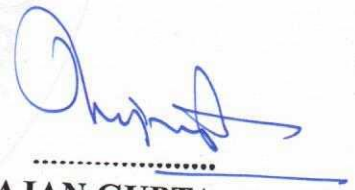
Perusal of the complaint file reveals that facts, grievances and relief sought by the complainants are of similar nature and against same project of the respondent. Therefore, facts of Complaint no. 180 of 2021 are taken as lead case. Complainant booked a unit in the respondent project namely Aegis Woods, Karnal. A provisional allotment letter was issued by respondent dated 26.01.2013 and as per the allotment letter the unit was to be delivered within 48 months, which arrives on 26.01.2017. The basic sale price of the unit was fixed for Rs. 25,77,500/- against which he has paid an amount of Rs.25,00,000/- Complainant has approached the Authority with grievance that no offer of possession has been made and has also averred that the site is far from completion.

2. Today it is observed by the Authority that none has appeared on behalf of the respondents nor reply has been filed despite various opportunities given by Authority. As per record of proceedings in the last order, learned counsel for the respondent Mr. Manoj Vashishta appeared and requested adjournment for amicable settlement, failing which he will file reply before the next date of hearing. Counsel for the complainants submitted that no such settlement talks had been initiated by the respondent. Complainants in the last order were directed to submit latest site photographs but they have failed to do so. Relevant para of the last order is reproduced below;

Ld. counsel for the respondent requested the Authority to grant some time for amicable settlement failing which he will file a detailed reply in each complaint. Authority accepts the request with the direction that if parties fails to reach settlement, respondent shall file reply, 15 days before the next date of hearing and send a copy of the same to complainants. Direction is also given to complainants to submit latest photographs and relevant documents to substantiate their averments, in respect of non construction of project.

3. In the absence of respondents' representative and moreover no evidence given regarding construction status at site. Authority is of the view that a report of local commissioner will clear the picture regarding status of the project. Authority has directed to appoint Chief Town Planner, HRERA as Local commissioner. He is directed to submit a report regarding status of the project along with photographs 15 before the next date of hearing.

Case is adjourned to 08.07.2022 awaiting report of the Local Commissioner.



RAJAN GUPTA
[CHAIRMAN]



DILBAG SINGH SIHAG
[MEMBER]