



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 408 OF 2022

SV Gupta huf

....COMPLAINANTS

Versus

1. HIGHTECH CONSTRUCTION CO. PVT.LTD.
2. SRS Retreat Services Pvt. Ltd
3. Vashisht Estates Ltd

.....RESPONDENTS

2. COMPLAINT NO. 465 OF 2022

Veena Gupta

....COMPLAINANTS

Versus

1. HIGHTECH CONSTRUCTION CO. PVT.LTD
2. SRS Retreat Services Pvt. Ltd
3. Vashisht Estates Ltd.

.....RESPONDENTS

CORAM: Dr. Geeta Rathee Singh
Nadim Akhtar

Member
Member

Date of Hearing: 15.02.2023

Hearing: 4th (in both complaints)

Present: - Sh. S.V. Gupta, complainant in person (in complaint no. 408/22) and representative for complainant(in complaint no. 465/22)

Sh. Dhruv and Tarun Ranga, learned counsel for the respondents no. 1 and 3 in both complaints

None for respondent no.2

ORDER (NADIM AKHTAR - MEMBER)

1. Sh. S.V. Gupta, complainant has stated that an application dated 22.11.2022 was filed for impleading M/s SRS Retreat Services Pvt. Ltd. and M/s Vashisht Estates Ltd as respondent no. 2 and 3 as necessary parties in the captioned cases.
2. On the other hand, learned counsel for the respondent no. 1 and 3 has apprised the Authority that earlier imposed cost of ₹ 2000/- payable to complainant in each case stands paid. Further respondent counsel stated that complainants in captioned complaints are not allottees to respondent-promoter for following reasons:
 - i. Complainants had booked units and paid all payments to M/s SRS Retreat Services Ltd, details of which are with SRS Retreat only. Therefore, respondent no.1 and 3 cannot clarify the issue of payment made by the complainants.



- ii. Secondly, license bearing no. 146 of 2014 dated 01.09.2014 was granted in favor of M/s SRS Retreat Services & M/s Hightech Construction company Pvt. Ltd. Thereafter, said license was transferred in name of respondent no.1, i.e., Hightech Construction company Pvt. Ltd. Now, vide order dated 10.08.2022, passed by Director Town and Country planning department has transferred the said license in the name of Vashisht Estates Ltd under policy dated 18.02.2015.

Furthermore, respondent counsel argued that at the time of said transfer list of 511 allottees was supplied but complaints name does not reflect in the said list. Therefore, they are not responsible for the act and conduct of M/s SRS Retreat Services Pvt. Ltd. Respondent counsel requested to issue fresh notice to SRS Retreat Services, so that documents in hands of SRS Retreat be placed on record.

3. As per office record, notice to M/s Vashisht Estates was delivered on 06.01.2023. Notice to M/s SRS Retreat Services was delivered back with a report that, "address incomplete or wrong".
4. After hearing both parties, Authority directs respondent to place on record following documents as these are necessary for adjudication of the matters:
- i. Documents pertaining to arrangement between all the three respondents.



- ii. List of unsold inventories of the respondent company in the project.
 - iii. Current status of the plots or units booked by the complainants
5. Office is directed to send fresh notice to SRS Retreat Services Pvt. Ltd. Cases are adjourned to **16.05.2023**.



.....
DR. GEETA RATHEE SINGH
[MEMBER]



.....
NADIM AKHTAR
[MEMBER]

