



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 442 OF 2021

Pratibha

...COMPLAINANT

VERSUS

M/S Green Space Infraheights Pvt. Ltd.

....RESPONDENT

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

**Member
Member**

Date of Hearing: 16.11.2023

Hearing: 15th

Present: - Adv.Vivek Aggarwal, counsel for the complainant, through VC.

Adv.Sumit Kumar, counsel for the respondents, through VC.

ORDER (NADIM AKHTAR - MEMBER)

1. I.d. Counsel for the complainant submitted that the respondent has not complied with the order passed by the Authority dated 14.12.2022, wherein, respondent was directed to make payment for the outstanding

EMIs amounting to Rs. 4,61,633/- by 20.12.2022. Respondents were also directed to place on record copies of the order of the appeal decided before the Haryana State Real Estate Appellate Tribunal, Chandigarh, challenging the penalty of Rs.25,000/- levied by the Authority, wherein the appeal penalty amount of Rs.25,000/- had been reduced to Rs.10,000/-. But they have failed to comply with the above said orders.

2. I.d. Counsel appearing on behalf of the respondent submitted that they are trying to get the orders from the authority but the same is not available in any of the modes, both physical and online. In respect of the payment to be made, Id. Counsel for the respondent pleaded that the letters of RERA reached the Bank Manager and then they received communication from the Bank, as per which their escrow account of amount of Rs.4,61,000/- was changed to lien. Thus, the amount may be disbursed by the bank itself or any other method, which the Authority may direct them to do so.
3. I.d. Counsel for the complainant rebutted the aforesaid contention by saying that such reasons are lame excuses, such being the situation since last 1 year, because neither the amount nor interest is paid by the respondents. Also, they had themselves agreed to the reduction of penalty amount from Rs. 25,000/- to Rs.10,000/. Thus, amount being reduced, still the respondent is not ready to pay the required amount. Such amount must



be deposited in the Bank A/c itself without any delay, so as to show their bonafides.

4. Authority grants last opportunity to the Respondent to deposit such amount of Rs. 4,61,633/- in the their Bank A/c within 15 days i.e. by 30.11.2023 through RTGS or in the Authority through Demand Draft/online mode and only upon submission of such amount, their escrow account will be released by the Bank. The Id. counsel for the respondent is again directed to place on record, copy of the order passed by the Hon'ble Appellate Tribunal before the next date of hearing.
5. Case is adjourned to 19.12.2023.


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DR. GEETA RATHEE SINGH
[MEMBER]


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NADIM AKHTAR
[MEMBER]