



## **HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA**

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

**Complaint No. 442 of 2024**

Sonu Kumar and Anil Kapoor

....COMPLAINANTS

VERSUS

Shree Vardhman Green Space Infraheights Pvt. Ltd.

.....RESPONDENT

**Date of Hearing:** 15.09.2025

**Hearing:** 4th

**Present:** Adv. Navneet, counsel for the complainants through VC.

Adv. Vishwajeet Kumar, counsel for the respondent through VC.

**ORDER : (NADIM AKHTAR-MEMBER)**

1. Captioned complaint was listed for hearing on 01.09.2025. However, due to reconstitution of benches, matter has been taken up today for hearing.

2. On the last date of hearing dated 05.05.2025, respondent was directed to file a reply with an additional cost of ₹10000/- payable to the Authority and ₹5000/- payable to the complainants. However, no reply has been filed.
3. Today, during the course of hearing, Ld. counsel for the complainants submitted that it has already been more than 1 year since the complaint has been filed and no reply is filed till date. A new counsel, Adv. Vishwajeet Kumar appeared on behalf of the respondent and submitted that he has been recently engaged and is appearing in this matter for the first time. He sought time to file his Vakalatnama as well as reply. His request is accepted by the Authority subject to the cost of ₹10000/- payable to the Authority and ₹5000/- payable to the complainant.
4. Perusal of the file reveals that the complainants have sought following relief(s) from the Authority:-
  - i. *To give necessary directions to the Respondent to hand over the possession of the allotted unit along with delay interest till date along with the prescribed rate of interest as per the provisions of Sec.18 and Sec.19(4) of the RERA Act.*
  - ii. *To impose penalty upon the respondent as per the provisions of Section 60 of RERA Act for wilful default committed by them.*



iii. To direct the respondent to provide a detailed account statement against the amount collected from the complainant in lieu of interest, penalty for delayed payments.

iv. To impose penalty upon the respondent as per the provisions of Section 61 of RERA Act for contravention of Sec. 12,13,14 and 16 of RERA Act.

v. To direct the respondent to refund the amount collected from the complainant in lieu of interest, penalty for delayed payments under Rule 21(3)(c) of HRERA Rules, 2017.

vi. To direct the respondent to refund an amount of Rs. 1,18,600/- with applicable interest which were paid by the complainant to the original allottee in cash for getting discount in Basic sale price of flat.

vii. To issue directions to make liable every officer concerned i.e. Director, Manager, Secretary, or any other officer of the respondent company at whose instance, connivance, acquiescence, neglect any of the offences has been committed as mentioned in Sec. 69 of RERA Act, 2016 to be read with HRERA Rules, 2017.

viii. To recommend criminal action against the respondent for the criminal offence of cheating, fraudulent criminal breach of trust under Section 420,406 and 409 of the IPC.

ix. To issue direction to pay the cost of litigation.

x. Any other relief which this Hon'ble Authority deem fit and appropriate in view of the facts and circumstances of this complaint.



5. Further, the Authority directs the complainants to clarify as to how and under which provisions of the RERA Act, 2016, relief no. ii, iv, v, vi, vii, viii, can be sought/ granted by the Authority.
6. Authority made it clear that no further opportunity will be granted to either of the parties and the matter may be decided on merits on the next date of hearing. Respondent is also directed to deposit earlier imposed cost of ₹5000/- payable to the Authority and ₹2000/- payable to the complainants. Complainants are at liberty to file rejoinder, if any, with an advance copy supplied to the respondent before the next date of hearing.
7. Case is adjourned to **15.12.2025** for arguments.



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**NADIM AKHTAR**  
**[MEMBER]**