



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 412 OF 2023

Sharvan Kumar Bagga

....COMPLAINANT(S)

VERSUS

Parsvnath Developers Ltd.

....RESPONDENT(S)

2. COMPLAINT NO. 444 OF 2023

Sunil Kumar Bagga

....COMPLAINANT(S)

VERSUS

Parsvnath Developers Ltd.

....RESPONDENT(S)

CORAM:

Dr. Geeta Rathee Singh
Nadim Akhtar

Member
Member

Date of Hearing: 30.11.2023

Hearing: 3rd (in both complaints)

Present: -

Mr. Ketan Antil, Counsel for the complainant through
vide conference.

Ms. Rupali Verma, Counsel for the respondent through
VC.

ORDER (NADIM AKHTAR -MEMBER)

1. Both the captioned complaints pertain to the same project of the respondent and involve similar issues. Therefore, Complaint no. 412 of 2023 is being taken as a lead case for passing of this interim order.
2. Facts of the complaint are that complainant booked a shop bearing no. UGF-130, 408.14 sq. ft. in TDI City Mall , Sonipat Haryana in the year 2006. Receipt of an amount of Rs. 6,25,000/- dated 09.07.2007 has been annexed as annexure C-1. Thereafter on 10.09.2008, complainant was informed that development rights of the said commercial mall have been taken over by the respondent Parsvnath Developers Ltd. Builder buyer agreement has not been executed between the parties till date. Complainants are seeking possession of their shop along with delay interest.
3. Respondent in their reply has admitted payment of Rs. 6,25,000/- and submitted that respondent is willing to offer an alternate property to the complainant.
4. Ld. Counsel for the complainants requested that relief of possession along with delay interest may be allowed.
5. Ld. counsel for the respondent submitted that respondent is in the process of streamlining their project Parsvnath City Centre, Sonipat as




revised building plans have been submitted for approval in the concerned department.

6. After hearing both parties, Authority directs the respondent to submit details of the following:

- Date of submission of revised building plans.
- Whether approval of 2/3rd allottees has been taken before submission of revised building plans.
- Timelines of completion of the project.
- Why builder buyer agreement has not been executed even after lapse of 15 years?

7. Cases are adjourned to 07.03.2024.


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Dr. GEETA RATHEE SINGH
[MEMBER]


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NADIM AKHTAR
[MEMBER]