



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 461 OF 2022

Kumar Shaishav

....COMPLAINANT

VERSUS

- i. Pivotal Infrastructure Pvt. Ltd.
- ii. M/s Pivotal Infrastructure Pvt. Ltd.
- iii. Ansal Buildwell Ltd.

....RESPONDENTS

CORAM: Nadim Akhtar

Member

Chander Shekhar

Member

Date of Hearing: 19.05.2025

Hearing: 11th

Present: - None for the complainant.

Adv. Tushar Sharma, counsel for the respondents no. 1 and 2.

Adv. Bhavuk Aggarwal, counsel for respondent no. 3

ORDER (NADIM AKHTAR - MEMBER)

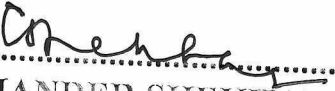
1. Learned counsel for respondent nos. 1 and 2 submitted that the complainant is seeking a refund in the present complaint. However, the complainant made

last payment on 17.05.2013 and no further payments have been made thereafter. Despite several reminder letters issued by the respondent requesting payment of the outstanding dues, the complainant failed to respond. Consequently, the allotment of the unit in question was cancelled by the respondent.

2. The Authority enquired from the respondent whether possession was offered to the complainant after obtaining the Occupation Certificate on 17.08.2020. In response, it was submitted that an offer of possession was indeed made to the complainant on 18.08.2020. However, the complainant did not respond to the said offer, and accordingly, the unit was cancelled in the year 2022.
3. Learned counsel for respondent no. 3 submitted that respondent no. 3 is merely a secondary party in the matter, functioning solely as an advertising agency for respondent nos. 1 and 2.
4. After hearing the submissions of the learned counsel for the respondents, the Authority directs respondent nos. 1 and 2 to submit statement of account indicating the calculations of receivables and payables, in accordance with the prevailing RERA rate of interest @ 11.10% per annum. The same shall be filed in the registry, with an advance copy provided to the complainant.



5. Lastly, the Authority directs the complainant to remain present on the next date of hearing to enable proper adjudication of the matter.
6. Considering the circumstances, case is adjourned to 07.07.2025 for final arguments.


CHANDER SHEKHAR
[MEMBER]


NADIM AKHTAR
[MEMBER]

