



Complainant no. 491,520,530,531,532,
623,634,635,636,638,639,643,645,
772,773,774,778,780,782,,786
790.791 of 2022

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 491 OF 2022

Jagdish

....COMPLAINANT(S)

VERSUS

Housing Board Haryana state Branch Panipat

....RESPONDENT(S)

2. COMPLAINT NO. 520 OF 2022

Geeta Rani

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

3. COMPLAINT NO. 530 OF 2022

Sanjiv Kumar

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

4. COMPLAINT NO. 531 OF 2022

Sunita Devi

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

Complainant no. 491,520,530,531,532,
623,634,635,636,638,639,643,645,
772,773,774,778,780,782,,786
790.791 of 2022

5. COMPLAINT NO. 532 OF 2022

Jitender Kumar Mittal and another

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

6. COMPLAINT NO. 623 OF 2022

Ashok Kumar

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

7. COMPLAINT NO. 634 OF 2022

Chander Bhan

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

8. COMPLAINT NO. 635 OF 2022

Karampal Singh

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

9. COMPLAINT NO. 636 OF 2022

Mohinder Singh

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)



Complainant no. 491,520,530,531,532,
623,634,635,636,638,639,643,645,
772,773,774,778,780,782,,786
790.791 of 2022

10. COMPLAINT NO. 638 OF 2022

Nidan Singh

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

11. COMPLAINT NO. 639 OF 2022

Parveen

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

12. COMPLAINT NO. 643 OF 2022

Rajender Gupta

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

13. COMPLAINT NO. 645 OF 2022

Rajesh Kumari

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

14. COMPLAINT NO. 772 OF 2022

Arun

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)



Complainant no. 491,520,530,531,532,
623,634,635,636,638,639,643,645,
772,773,774,778,780,782,,786
790.791 of 2022

15. COMPLAINT NO. 773 OF 2022

....COMPLAINANT(S)

Hansika

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

16. COMPLAINT NO. 774 OF 2022

Parmilla Devi

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

17. COMPLAINT NO. 778 OF 2022

Parvesh Khapra and another

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

18. COMPLAINT NO. 780 OF 2022

Pushp Lata

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

19. COMPLAINT NO. 782 OF 2022

Ram Niwas

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)



Complainant no. 491,520,530,531,532,
623,634,635,636,638,639,643,645,
772,773,774,778,780,782,,786
790.791 of 2022

20. COMPLAINT NO. 786 OF 2022

Rupesh Kundu

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

21. COMPLAINT NO. 790 OF 2022

Vishali Kundu

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

22. COMPLAINT NO. 791 OF 2022

Sumitra Devi

....COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch Panipat

....RESPONDENT(S)

CORAM:

Rajan Gupta

Chairman

Dilbag Singh Sihag

Member

Date of Hearing: 11.05.2022

Hearing: 1st(in all complaints)

Present:

Mr. Kamal Dahiya, Counsel for complainant

Mr. V. P Singh, Counsel for respondent.



ORDER (RAJAN GUPTA-CHAIRMAN)

Upon service of notice Mr. V. P. Singh appeared on behalf of respondent and filed his memo of appearance in all captioned complaints. He sought time to file reply.

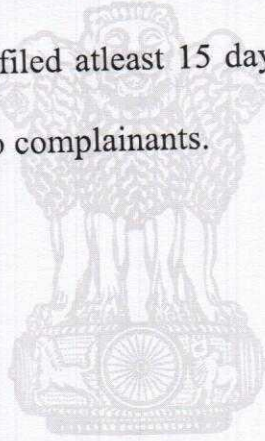
2. Mr. Kamal Dahiya, learned counsel for complainants submitted that in the captioned complaints, grievances and facts involved are similar and in respect of same project of the respondent. Therefore, complaint no. 491 of 2022 titled "Jagdish Vs Housing Board Haryana Estate Branch Panipat" has been taken as lead case of which facts averred that complainant agreed to purchase a flat in respondent's project situated at Jind for which booking was made in the year 2010 after paying a booking amount of Rs.75,000/- . Complainant has already paid an amount of Rs. 9,56,893/- for said unit against tentative price of Rs. 7,50,000/- as mentioned in the prospectus. Possession of allotted unit was to be delivered by December 2012. An allotment cum offer of possession was issued to the complainant on 04.09.2018 and physical possession was offered to complainant on 11.06.2021 after a delay of more than 8 years.

Mr. Dahiya essentially stressed on three issues: i) complainants were offered possession after a huge delay without incorporating therein delay interest payable to them for delay caused in delivery of possession; ii) in the allotment cum offer possession issued in 2018 cost of each unit/flat was

Complainant no. 491,520,530,531,532,
623,634,635,636,638,639,643,645,
772,773,774,778,780,782,,786
790.791 of 2022

increased to Rs 16,00,081/- without any justification, which was later revised down to Rs 13,42,300/- which is still exorbitant and much higher than the advertised cost of Rs. 7,50,000/-; and iii) respondent board has installed transformers in open green permissible/parks which is against sanctioned plans and also dangerous for residents/children.

3. In view of above submissions, cases are adjourned to **06.07.2022** with a direction to respondent to file its reply in all the matters with detailed justification on the above three issues raised by learned counsel for complainant. Reply should be filed atleast 15 days before next date of hearing with advance copies supplied to complainants.



.....
RAJAN GUPTA
[CHAIRMAN]

.....
DILBAG SINGH SIHAG
[MEMBER]