



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 402 of 2021

Rajbir

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

2. COMPLAINT NO. 509 of 2020

Rajesh Kumar

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

3. COMPLAINT NO. 721 of 2021

Navneet Kalia

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

4. COMPLAINT NO. 1115 of 2021

Ranbir Singh Rathee

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

2

5. COMPLAINT NO. 2299 of 2019

Rakesh Sandhu

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

6. COMPLAINT NO. 2851 of 2019

Sudesh Kumari

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

7. COMPLAINT NO. 2852 of 2019

Amit Kumar Mishra and Anr.

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

8. COMPLAINT NO. 649 of 2019

Jyoti Chopra

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

CORAM: Rajan Gupta

Chairman

Dilbag Singh Sihag

Member

Date of Hearing: 17.05.2022



Hearing: 4th (in sr. no. 4)

5th (in sr. no. 2 and 3)

6th (in sr. no. 1,6 and 7)

7th (in sr. no. 5)

9th (in sr. no. 8)

Present: Mr. Amandeep, Ld. counsel for the complainant (in sr. no. 1)

Mr. Sanjeev Gupta, Ld. counsel for the complainant through VC
(in sr. no.2)

Mr. Kamal Dhaiya, Ld. counsel for the complainant through VC
(in sr. no.3)

Mr. Gaurav Chaudhary, Ld. counsel for the complainant (in sr. no. 5)

Mr. Yavneet Dhakla, Ld. counsel for the complainant in (in sr. no. 3)

None for the complainant (in sr no. 4,6,7 and 8)

None for the respondent (in sr no. 1,2,4,5,6,7 and 8)

ORDER (DILBAG SINGH SIHAG - MEMBER)

Perusal of the complaint file reveals that facts, grievances and relief of the complainants are of similar nature and against same project of the respondent. Therefore, facts of Complaint no. 402 of 2021 is taken as lead case. Complainant booked a unit in the respondent project namely Aegis Scheme Karnal. A provisional allotment letter was issued by respondent dated 19.02.2014 and as per the allotment letter the unit was to be delivered within 48 months, which arrives on 19.02.2018. Basic sale price of the unit was Rs. 22,27,500/- against which he has already paid an amount of Rs.20,43,888/-



Complainant has approached the Authority with grievance that no offer of possession has been made and averred that the site was far from completion.

2. During hearing none appeared on behalf of the respondents nor reply had been filed despite various opportunities given by the Authority. As per record of proceedings mentioned in the last order, learned counsel for the respondent Mr. Manoj Vashishta appeared with a request of adjournment for amicable settlement, failing which he would file reply before next date of hearing. Today counsel for the complainants submitted that no such settlement talks had been initiated by the respondent. Complainants were directed to submit latest site photographs in the last order but they failed to do so. Relevant para of the last order is reproduced below;

Ld. counsel for the respondent requested the Authority to grant some time for amicable settlement failing which he will file a detailed reply in each complaint. Authority accepts the request with the direction that if parties fails to reach settlement, respondent shall file reply, 15 days before the next date of hearing and send a copy of the same to complainants. Direction is also given to complainants to submit latest photographs and relevant documents to substantiate their averments, in respect of non construction of project.

3. In the absence of respondents' representative and moreover no evidence given regarding status of construction at site, Authority decided to appoint a local commissioner to get clear report regarding status of the project. Authority appointed Chief Town Planner, HRERA as Local commissioner. He is directed



to submit a report regarding status of the project along with photographs 15 days before the next date of hearing.

Case is adjourned to 08.07.2022 awaiting report of the Local Commissioner.



RAJAN GUPTA
[CHAIRMAN]



DILBAG SINGH SIHAG
[MEMBER]

