



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

BEFORE ADJUDICATING OFFICER

COMPLAINT NO. 731 of 2018

Krishi Rasayan Exports Pvt. LtdCOMPLAINANT(S)

VERSUS

Alpha G Corp Development Pvt. LtdRESPONDENT(S)

COMPLAINT NO. 732 of 2018

Krishi Rasayan Exports Pvt. LtdCOMPLAINANT(S)

VERSUS

Alpha G Corp Development Pvt. LtdRESPONDENT(S)

COMPLAINT NO. 733 of 2018

Krishi Rasayan Exports Pvt. LtdCOMPLAINANT(S)

VERSUS

Alpha G Corp Development Pvt. LtdRESPONDENT(S)

COMPLAINT NO. 1007 of 2018

Vibha AgarwalCOMPLAINANT(S)

VERSUS

Alpha G Corp Development Pvt. LtdRESPONDENT(S)

Sarla Gupta

COMPLAINT NO. 1008 of 2018

Arun Kumar Goel

....COMPLAINANT(S)

VERSUS

Alpha G Corp Development Pvt. Ltd

.....RESPONDENT(S)

COMPLAINT NO. 1009 of 2018

Bhagat Ram Aggrawal

....COMPLAINANT(S)

VERSUS

Alpha G Corp Development Pvt. Ltd

.....RESPONDENT(S)

Date of Hearing: 15.03.2022

Hearing: 12th in all complaints

Present: Ms. Nidhi Jain, Counsel for the complainants through VC in all complaints.

None for the respondent

ORDER (DR. SARITA GUPTA - ADJUDICATING OFFICER)

1. The cases were fixed for filing for amended complaints. It was stated by ld. counsel for complainants that he would file amended complaints in all the cases after decision in SLP no. 13005 of 2020 titled as M/s Sana Realtors Pvt. Ltd. vs. Union of India & Others and SLP No. 13238-13256 of 2020 pending before Hon'ble Apex Court.

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2. The issue of jurisdiction to decide refund matters is pending adjudication before Hon'ble Apex Court in SLP No. 13005 of 2020 titled as M/S. SANA Realtors Pvt. Ltd. vs. Union of India. In CWP No 6745-6749 of 2021 titled as Newtech Promoters and Developers Pvt. Ltd. vs. State of UP and others along with a bunch of writ petitions, Hon'ble Apex Court has observed that jurisdiction to deal refund matters lies with the Authority. Hon'ble Punjab & Haryana High Court in CWP No. 6688 of 2021 titled as Ramprastha Promoters and Developers Pvt. Ltd. vs. Union of India and others, has reiterated the view of Hon'ble Supreme Court in Newtech Promoters.

3. In view of observations of Hon'ble Apex Court in CWP No(s) 6745-6749 of 2021 titled as Newtech Promoters and Developers Pvt. Ltd. vs. State of UP and others and observations of Hon'ble Punjab & Haryana High Court in CWP No. 6688 of 2021 titled as Ramprastha Promoters and Developers Pvt. Ltd. vs. Union of India and others, resolution has been passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 31.01.2022, the relevant para is reproduced below:

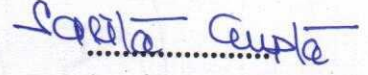
“In view of above interpretation and reiteration of law by Hon'ble Supreme Court and Hon'ble High Court, Authority resolves to take up all complaints for consideration including the complaints in which relief of refund is sought as per law and pass

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appropriate orders. Accordingly, all such matters filed before the Authority be listed for hearing”

4. Sequel to said resolution passed by Hon’ble Authority, the present complaints in which relief of refund has been sought by the complainant, be placed before Hon’ble Authority for appropriate orders at the same stage on **12.05.2022**. Both the parties are directed to appear along with their respective counsel before Hon’ble Authority on the date fixed.

AO (Petitions) shall place these complaints before Hon’ble Authority



[DR. SARITA GUPTA]

ADJUDICATING OFFICER

