



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 491 OF 2022

JagdishCOMPLAINANT(S)

VERSUS

Housing Board Haryana state Branch PanipatRESPONDENT(S)

2. COMPLAINT NO. 520 OF 2022

Geeta RaniCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

3. COMPLAINT NO. 530 OF 2022

Sanjiv KumarCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

4. COMPLAINT NO. 531 OF 2022

Sunita DeviCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(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, 1422 and 1423 of 2022

5. COMPLAINT NO. 532 OF 2022

Jitender Kumar Mittal and anotherCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

6. COMPLAINT NO. 623 OF 2022

Ashok KumarCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

7. COMPLAINT NO. 634 OF 2022

Chander BhanCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

8. COMPLAINT NO. 635 OF 2022

Karampal SinghCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

9. COMPLAINT NO. 636 OF 2022

Mohinder SinghCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)



10. COMPLAINT NO. 638 OF 2022

Nidan SinghCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

11. COMPLAINT NO. 639 OF 2022

ParveenCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

12. COMPLAINT NO. 643 OF 2022

Rajender GuptaCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

13. COMPLAINT NO. 645 OF 2022

Rajesh KumariCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

14. COMPLAINT NO. 772 OF 2022

ArunCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)



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15. COMPLAINT NO. 773 OF 2022

HansikaCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

16. COMPLAINT NO. 774 OF 2022

Parmilla DeviCOMPLAINANT(S)

VERSUSp

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

17. COMPLAINT NO. 778 OF 2022

Parvesh Khapra and anotherCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

18. COMPLAINT NO. 780 OF 2022

Pushp LataCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

19. COMPLAINT NO. 782 OF 2022

Ram NiwasCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)



20. COMPLAINT NO. 786 OF 2022

Rupesh KunduCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

21. COMPLAINT NO. 790 OF 2022

Vishali KunduCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

22. COMPLAINT NO. 791 OF 2022

Sumitra DeviCOMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

23. COMPLAINT NO. 1422 OF 2022

Anil Kumar ...COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)

24. COMPLAINT NO. 1423 OF 2022

Jagdish ...COMPLAINANT(S)

VERSUS

Housing Board Haryana Estate Branch PanipatRESPONDENT(S)



complainants have filed an application wherein, grievances have been raised against the Local Commissioner cum I.d. CTP and have given written representations of all the complainants regarding deficiencies and defects in their respective units. These deficiencies have been supported with appropriate documentary evidence that were initially raised by the complainant when they took possession of their properties but now they are also attached with the application filed by the respondent as Annexure A.

3. I.d. Counsel for the complainant submitted that I.C cum I.d. CTP did not hear any objections put forth by the allottees at the site. It was also argued by the I.d. Counsel for the complainant that the scope of I.C report was restricted by the authority in its order dated 18.07.2023. Whereas, I.d. Local Commissioner was seeking information from the complainants which was beyond the scope of report sought by the Authority. I.d. counsel for the complainants also argued that request for the appointment of I.C came from respondent side and the scope of enquiry is limited to finding of present status of the project and provision of basic amenities as stated by the complainants in their complaints. Moreover, it was asserted that I.C did not receive or collect any document from the allottees and that entire RWA representation



has been taken by LC during inspection itself, with no communication made by LC to the allottees.

4. I.d. Counsel for the respondent submitted that vide order dated 11.05.2022, 3 issues were framed by the Authority as raised by complainants, for which respondent was directed to file reply, with detailed justification to each of them, which have already been filed by the respondent. However, I.d counsel for the respondent rebutted to the same and stated that till date not all issues have been replied and only a few documents have been filed relating to it. Complainants therefore, made a request before the Authority that a statement may be taken from the Respondent that they now do not wish to file any further documents, because they were again directed by the Authorities on 18.07.2023 to file reply on those issues but these orders have also not been abided by them.
5. Authority directs that a copy of the application submitted by counsel for the Complainants may be collected by the respondent from the registry of the Authority. I.d. Counsel for the complainants is also directed to supply a copy of the said application to the I.d. respondent counsel. To effect the same, E-mail address of the I.d. Respondent counsel was shared during the hearing at which copy is to be sent. Authority further directs that a copy of the LC report may also be



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supplied to both the parties, which has been collected by the I.d.
Counsel for respondent. I.d. Counsel for the complainants is directed to
collect the same from the registry of the Authority.

6. Case is adjourned to 24.01.2024, for further arguments.
7. Copy of this order be placed on record of each complaint case.



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DR. GEETA RATHEE SINGH
[MEMBER]



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NADIM AKHTAR
[MEMBER]