



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 841 OF 2023

Ramesh Kumar Madan and Raj Kumari

....COMPLAINANTS

Versus

1.Ansal Properties and Infrastructure Ltd

2.Jhandewalan Awas Limited

...RESPONDENTS

CORAM: Dr. Geeta Rathee Singh
Chander Shekhar

Member
Member

Date of Hearing: 14.01.2025

Hearing: 6th

Present: - Adv. CS Anand Verma, Learned counsel for the complainants through VC.

Adv. Sunny Tyagi, Learned counsel for the respondent no. 01 through VC.

Adv. Vikas Sharma, Learned counsel for the respondent no. 02 through VC.

ORDER

1. Initially the captioned case was taken up for hearing in bunch of similar complaints bearing no.'s 789 ,829 ,836 ,752 ,810 ,818 ,839 ,840 ,865 ,828 ,1817 ,833,831,864,866 of 2023.However, for better adjudication of claims of complainants-allottees, the complaints are now taken up individually.

2. Vide last order dated 20.08.2024 Authority had directed the respondent no. 1 and 2 as follows:-

*“After hearing both parties, Authority observes that since all the complainants are seeking relief of possession, it will be appropriate to grant one last opportunity to **respondent no. 1** with following direction:-*

- i. To file affidavit alongwith detailed latest progress report of construction of all the units in question in tabular manner.*
- ii. To place on record layout plan marking parking area, amenities and services to be provided to allottees in the project as per terms of builder buyer agreement.*

*Above stated documents be filed in registry within four weeks with advance copy supplied to complainants. Further, Authority directs **respondent no. 2** to clarify how they are not the agents for the promoter, since they were part of builder buyer agreement executed between parties.”*

3. As per office record, respondents have not filed the documents till dates in compliance of directions issued vide previous order.

4. Today, Sh. Sunny Tyagi, Id. counsel for respondent no. 1 has stated that construction work in the project stands completed except painting work in the unit in question and respondent has already applied for occupation certificate. He further apprised that affidavit pertaining to latest progress report has already been mailed to complainant's counsel. However, he sought time to file the same in registry. To this, Id. counsel for complainants admitted that soft copy of status report have been received by him but affidavit is not attached with it.

5. In the aforesaid circumstances, respondents are again directed to file the documents in compliance of order dated 20.08.2024 within next 3 weeks with advance copy supplied to complainant.
6. Respondent no. 1 is also directed copy of application filed before competent Authority on grant of occupation certificate. Further, on perusal of file it is revealed that Sh. Sunny Tyagi has not placed on record his vakalatnama. So, he is directed to file his vakalatnama alongwith said documents.
7. Case is adjourned to 11.03.2025.


CHANDER SHEKHAR
[MEMBER]


Dr. GEETA RATHEE SINGH
[MEMBER]