



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

**COMPLAINT NO. 113 OF 2020**

Anil Kumar

....COMPLAINANT

VERSUS

SRS Real Infrastructure Ltd

....RESPONDENT

**CORAM:**

**Rajan Gupta  
Anil Kumar Panwar  
Dilbag Singh Sihag**

**Chairman  
Member  
Member**

**Date of Hearing: 20.04.2021**

**Hearing: 3<sup>rd</sup>**

**Present through Video Conference: -**

Mr. Ajay Chhikara, Counsel for  
Complainant

Ex-parte

**ORDER (RAJAN GUPTA-CHAIRMAN)**

1. The complainant in the present execution petition was allowed refund of the amount of ₹31,97,025/- paid to the respondent for purchase of apartment in his project due to non-delivery of possession within agreed time. The amount so refunded was payable along with interest as prescribed in Rule 15 of HRERA Rules, 2017. The total recoverable amount works out to ₹56,36,187/- (₹31,97,025/- + ₹24,39,162/-) till 20.04.2021. The respondent has not complied with the order till date.

2. Respondent has neither appeared nor any reply has been filed. However, in other cases of same respondent, it has transpired that Directors of the respondent company are confined in District Jail, Neemka, Faridabad. Therefore, it is decided to be proceeded against ex-parte.

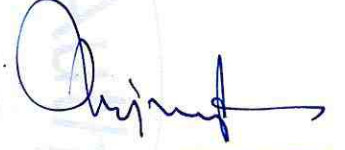
3. Learned counsel for complainant has requested the Authority to get the said amount recovered as arrears of land revenue through District Magistrate, Rewari.

4. In these circumstances, it is observed by the Authority that the respondent has neither complied with order till date nor justifiable cause for non-implementation of order has been brought to the notice of this Authority. So, the Authority in exercise of powers conferred on it under Section 40 of The Real Estate (Regulation and Development) Act, 2016 and Rule 27 of



Haryana Real Estate (Regulation and Development) Rules, 2017, for recovering the said amount as arrears of land revenue and for executing the orders as decree of the Civil Court, decide to issue warrant of recovery against the company addressed to concerned District Magistrate with a direction to recover the decretal amount from the respondent as arrears of land revenue and remit the same to this Authority after such recovery for further payment to the decree holder/complainant. The District Magistrate shall send a compliance report to this Authority. Copy of this order be sent to the District Magistrate for issuing necessary directions to the concerned officer for recovery of outstanding amount of ₹56,36,187/- as arrears of land revenue.

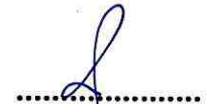
5. Case is **disposed of** accordingly. File be consigned to record room after making necessary compliance.



.....  
**RAJAN GUPTA**  
[CHAIRMAN]



.....  
**ANIL KUMAR PANWAR**  
[MEMBER]



.....  
**DILBAG SINGH SIHAG**  
[MEMBER]