

Form - 'CRA'
[See rule 28(1)]

Complaint to the Haryana Real Estate Regulatory Authority, Gurugram
(Claim for relief, direction/orders and penalty proceedings under section 31 read with sections 35, 36, 37 and section 38 of The Real Estate (Regulation and Development) Act, 2016

For office use:

Date of filing	
Date of receipt at the filing counter of the Registry/receipt by post/online filing	
Complaint No.	
Signature	
Registrar	

IN THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Between	Complainant(s)
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And	Respondent(s)
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I / _____ authorised person on behalf of the complainant submit following information: -

1.	Particulars of the complainant(s):			
	(i)	Name(s) of the complainant/s		
	(ii)	Address of the existing office /residence of the complainant/s		
	(iii)	Address for service of all notices:		
	(iv)	Contact details		
		(a)	Phone No. : Landline	
		(b)	Mobile :	
		(c)	Email : (For service of the Notices and Official Communications)	
	(v)	Particulars of the authorised representative, if any		
		(a)	Name and profession	
		(b)	Address of the existing office	
		(c)	Address for service of all notices:	
		(d)	Contact Details	

	(e)	I.	Phone No. : Landline		
		II.	Mobile :		
		III.	Email : (For service of the Notices and Official Communications)		
2.	Particulars of the respondent(s):				
	(i)	Name(s) of the respondent/s			
	(ii)	Address of the existing office /residence of the respondent/s			
	(iii)	Address for service of all notices:			
	(iv)	Contact Details			
		(a)	Phone No. : Landline		
		(b)	Mobile :		
		(c)	Email : (For service of the Notices and Official Communications)		
	(v)	Particulars of the authorised representative, if any			
		(a)	Name and profession		
		(b)	Address of the existing office		
		(c)	Address for service of all notices:		
		(d)	Contact Details		
		(e)	I.	Phone No. : Landline	
			II.	Mobile :	
			III.	Email : (For service of the Notices and Official Communications)	
3.	Particulars of service of complaint on respondent				
	(a)	Whether copy of complaint has been sent to the respondent			
	(b)	(i)	If yes, whether original postal receipt along with track report are filed.		
		(ii)	Whether proof of service through email is filed.		
4.	Jurisdiction of the Authority:				
	The complainant/authorised representative of complainant declares that the subject matter of the claim falls within the jurisdiction of the Authority.				

5. **Brief facts: (Annexure-I)**

6. **Relief(s) sought:**
 In view of the facts mentioned in paragraph 5 above, the complainant/s prays for the following relief(s)
 [Specify below the relief(s) claimed explaining the grounds of relief(s) and the legal provisions (if any) relied upon]

Sr. No.	Relief sought		
1.	In case of failure to give possession		
1.1	In case allottee/s intends to continue with the project.	I.	Amount paid.
		II.	Interest for every month of delay at Prevailing rate of interest.
	OR		
1.1	In case allottee/s intends to withdraw	I.	Amount paid.
		II.	Interest for every month of delay at Prevailing rate of interest.
1.2	Delayed payment of instalment by allottee/s	I.	Instalment due
		II.	Due date of instalment
		III.	Prescribed rate of interest for delay payment till
1.3	Any other relief		

7.	Interim order, if prayed for:		
	Pending final decision on the complaint, the complainant/s seeks issue of the following interim order: [Give here the nature of the interim relief prayed for with reasons]		
	Sr. No.	Interim Relief sought	Reason
	(i)		
	(ii)		
8.	Complaint is not pending with any other court, etc.:		
	The complainant/s further declares that the matter regarding which this complaint has been made is not pending before any court of law or any other authority or any other tribunal(s).		
9.	Particulars of demand draft/ banker's cheque or online payment in respect of the fee in terms of sub-rule (1) of rule 28:		
	(i)	Amount	
	(ii)	Name of the bank on which drawn	
	(iii)	Demand draft number/banker's cheque/online payment transaction no and date	DD/ cheque number Date
10.	List of enclosures:		
	(i)	Copy of Allotment Letter	
	(ii)	Copy of BBA	
	(iii)	Copy of Statement of Account	
	(iv)	Copy of Letter of Offer of Possession, if any	
	(v)	Any other document relied upon by the complainant/s and referred to in the complaint	
	(vi)	An index of documents [To be generated at the time of PDF generated online]	

Signature of the complainant(s)

Verification

I _____ (name in full block letters) [son / daughter/ wife] of _____ the complainant/authorised representative do hereby verify that the contents of complaint are true to my/our personal knowledge and belief and that I/we have not suppressed any material fact(s).

Place: _____

Date: _____

Signature of the complainant(s)/Authorised representative

ANNEXURE-I

1	Facts of the Case: [give a concise statement of facts and grounds for complaint]			
1	Grounds for Complaint:			
	Details of Contravention of provisions of the Act or the rules or regulations made thereunder	Section	Rule	Regulation
2	List of Dates:			
	Sr. No.	Date	Event	
3	Brief facts:			

4	Unit related details (if applicable)	
1.	Type of Real estate	Plot/ Apartment/ Building / Commercial Unit / IT Unit/ Any other.
2.	Unit No. / Plot No.	
3.	Tower No. / Block No.	
4.	Size of the Plot in case of plot	
5.	Carpet Area of the Unit in sq. ft.	
6.	Super area of the Unit in sq. ft.	
7.	Date of booking	
8.	Date of allotment	
9.	Date of Execution of BBA (copy of BBA be enclosed as annexure 2)	
10.	Due Date of Possession as per BBA	
11.	Due Date of Possession as per allotment letter/ MoU if BBA not executed (copy of Allotment Letter/MOU be enclosed as annexure 3)	
12.	Operating clause of BBA/AL/MOU regarding possession	Clause No.
		Contents
13.	Promised date of handing over possession	
14.	Delay in handing over possession till date of filling complaint	
15.	Penalty to be paid as per BBA by the respondent/s in case of delay in handing over possession	Clause No.
		Content
16.	Delay instalment charges	Clause No.

			Content
	17.	Payment details	
	i)	Total Sale Consideration	
	ii)	Total Amount Paid by the Allottee/s till Date	
	iii)	Payments Made by Allottee	
		S.N.	Cheque no. & date
			Amount
		1.	
		2.	
5	Project related details		
	1.	Name of the project	
	2.	Location of the project	
	3.	Nature of the project	
	4.	Registered / Unregistered/ not known	
	5.	If registered, Registration no. and validity of registration	
	6.	Status of the project as per complainant	
		Status of the project	Percentage of completion

Signature

Complainant(s)/Authorised representative