



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT No. 492 OF 2022

Amrita Trivedi

....COMPLAINANT

VERSUS

Raheja Developers Limited

....RESPONDENT

2. COMPLAINT No. 503 OF 2022

Nidhi Jain

....COMPLAINANT

VERSUS

Raheja Developers Limited

....RESPONDENT

3. COMPLAINT No. 945 OF 2022

Gaurav Sharma

....COMPLAINANT

VERSUS

Raheja Developers Limited

....RESPONDENT

4. COMPLAINT No. 787 OF 2021

Seema Mittal

....COMPLAINANT

VERSUS

Raheja Developers Limited

....RESPONDENT

5. COMPLAINT NO. 788 OF 2021

Kriti Mittal

....COMPLAINANT

VERSUS

Raheja Developers Limited

....RESPONDENT

CORAM:

**Rajan Gupta
Dilbag Singh Sihag**

**Chairman
Member**

Date of Hearing: 14.07.2022

Hearing: 2nd in Compliant Nos. 492 and 503 of 2022

1st in Complaint No. 945 of 2022

5th in complaint nos. 787 and 788 of 2021

Present: -

Mr. Vivek Sethi, Ld. Counsel for the complainant in complaint no. 503/2022.

Mr. Anuj Chauhan, Ld. Counsel for the complainant in complaint no. 492/2022.

Mr. Dinesh Kumar Dakoria, Ld. Counsel for the complainant in complaint no. 945/2022.

Mr. Varun Singh, Ld. Counsel for the complainants in complaint nos. 787/2021 & 788/2021.

Ms. Navneet, Ld. Counsel for respondent through

ORDER (DILBAG SINGH SIHAG-MEMBER)

1. Captioned matters related to Project 'Krishna Housing Scheme' of the respondent situated in Sector 14, Sohana, District Mewat. These matters are similar to those bunch of cases with lead complaint no. 183 of 2021 titled 'Srishti Wadhwa And Jolly Wadhwa Vs. Raheja

Developers Ltd.' which was decided by the Authority on 06.05.2022. In that bunch of cases, relief of refund was allowed to the complainants.

Relevant part of the order is reproduced as below:

8) Respondents-promoters have not submitted any time-line as to when project is likely to be completed. They are only hiding behind bald technicalities like jurisdiction of the Authority to justify their utter failure in completing the project. Photographs of the projects presented by complainants clearly show that the project is at very preliminary stages. It is not possible to be completed in foreseeable future. Since nothing substantial is happening on the ground, the promoters are going to find it difficult to arrange more money either from the allottees or from financiers. In any case, respondent is in serious disputes with both of them.

9) In such circumstances, when there is no hope of completion of project in foreseeable future, Authority is duty bound to allow relief of refund as prayed by complainants. Accordingly, Authority orders refund of entire amount paid by complainants along with interest calculated as per rule 15, HRERA rules, 2017.

2. Since all these matters are based on similar facts, relating to same project of the respondent, these complaints are also disposed off in terms of complaint no. 183 of 2021 titled 'Srishti Wadhwa And Jolly Wadhwa Vs. Raheja Developers Ltd.' Authority accordingly hereby orders refund



of the amount paid by the complainants along with permissible interest in accordance with Rule 15 of the RERA Rules, 2017. The principal amount and interest thereon payable to complainant is tabulated below by the accounts wing of the Authority:-

S.No.	Complaint No.	Date of Agreement	Amount paid	Interest till 14.07.2022	Total
1.	492/2022	14.09.2016	Rs. 8,65,345/-	Rs. 5,50,363/-	Rs. 14,15,708/-
2.	503/2022	09.12.2015	Rs. 4,28,333/-	Rs. 2,92,745/-	Rs. 7,21,078/-
3.	945/2022	11.08.2016	Rs. 16,45,656/-	Rs. 8,09,792/-	Rs. 24,55,448/-
4.	787/2021	14.06.2016	Rs. 15,22,942/-	Rs. 8,30,750/-	Rs. 23,53,692/-
5.	788/2021	07.11.2016	Rs. 15,34,632/-	Rs. 8,00,598/-	Rs. 23,35,230/-

3. Respondents are directed to refund above stated amounts along with interest shown in the table above within time period of 90 days as prescribed in Rule 16 of RERA Rules, 2017.

4. Complaints are **disposed off**. Files be consigned to the record room after uploading of order.


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RAJAN GUPTA
[CHAIRMAN]


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DILBAG SINGH SIHAG
[MEMBER]