



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 01 of 2021

Seema Gulati

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

2. COMPLAINT NO. 180 of 2021

Susma Rani and Anr.

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

3. COMPLAINT NO. 401 of 2021

Satpal Kundal

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

4. COMPLAINT NO. 402 of 2021

Rajbir

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

5. COMPLAINT NO. 509 of 2020

Rajesh Kumar

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

6. COMPLAINT NO. 649 of 2019

Mrs. Jyoti Chopra

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

7. COMPLAINT NO. 721 of 2021

Navneet Kalia

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

8. COMPLAINT NO. 722 of 2021

Shamsher Singh Malik

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

9. COMPLAINT NO. 981 of 2019

Ram Kishan Madaan and Anr.

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT



10. COMPLAINT NO. 1115 of 2021

Ranbir Singh Rathee

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

11. COMPLAINT NO. 1230 of 2020

Pawan Kundra

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

12. COMPLAINT NO. 1420 of 2020

Reena

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

13. COMPLAINT NO. 2217 of 2019

Sajid Ali

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

14. COMPLAINT NO. 2299 of 2019

Rakesh Sandhu

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT



15. COMPLAINT NO. 2851 of 2019

Sudesh Kumari

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

16. COMPLAINT NO. 2852 of 2019

Amit Kumar Mishra and Anr.

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

CORAM: Rajan Gupta

Chairman

Dilbag Singh Sihag

Member

Date of Hearing: 04.08.2022

Hearing: 5th (in complaint no. 1,2,11,12,)

6th (in complaint no. 10)

7th (in complaint no. 7,5,8)

8th (in complaint no. 3,4,15,16)

9th (in complaint no. 13,14)

10th (in complaint no. 9)

11h (in complaint no. 6)

Present: Mr. B.R. Sarohi, Ld. counsel for the complainant (in sr. no. 1,2,& 3)

Mr. Kamajeet Dahiya, Ld. Counsel for the complainant (in complaint no. 721 of 2021, 981 of 2019, 1420 of 2020)

Mr. Gaurav Chaudhary, Proxy counsel for the complainant (in sr. no. 13,14)

Mr. Sanjeev Gupta, ld counsel for the complainant (in sr. no. 4)

Mr. Akshat Mittal, Ld. counsel for the complainant (in sr. 15 and 16)

None for the complainant (in sr. no. 7,8,9,10,12,)

Mr. Sanjay Jain, Ld. counsel for the respondent.

ORDER (DILBAG SINGH SIHAG- MEMBER)

Ld. counsel for the respondent Shri Sanjay Jain apprised the Authority that four complaints have already been amicably settled by the respondent. But in complaint no. 721 of 2021, 722 of 2021 and 1115 of 2021 respondent has not submitted settlement deeds. Ld. Counsel for the complainant Mr. Kamaljeet Dahiya in complaint no. 721 of 2021 submitted that he has no instructions from his client regarding the same. None appeared on behalf of complainants in complaint no. 722 of 2021 and 1115 of 2021 to accept the same. Therefore, Authority directs respondent to file settlement deeds in the respective complaints in registry of the Authority to prove their statement.

2. In other complaints, respondent has requested the Authority to grant time for settlement since in remaining complaints negotiation is at advanced stage. Therefore he seeks opportunity to settle the same. Authority grants last opportunity to the respondent to amicably settle the matters and submit settlement deeds in respective cases failing which the tentative view of Authority given vide order dated 08.07.2022 will be finalised on the next date of



hearing. Relevant part of the order dated 08.07.2022 is reproduced below for reference.

6. After hearing both the parties Authority was of the following view:

i. All the complainants in the present matter are seeking relief of refund except four complaints as which are complaint no.721 of 2021, 722 of 2021,981 of 2019 and 1115 of 2021. It is an acknowledged fact that till date respondent has not completed the project and also have not submitted a detailed reply in order to put forth their submissions or averments.

ii. It is also observed by the Authority that respondent had only issued provisional allotment letter to the complainants and have not executed Builder buyer agreement except in complaint no. 607 of 2021, 649 of 2019,1230 of 2020 and 2217 of 2019. Further it is observed mainly in all the complaints, complainants have submitted nearly 1/3rd or 1/4th of the amount against the basic sale price of their respective booked units and respondents have not made any major demand from the complainants after these payments. Therefore, their respective payments made by the complainants could be presumed as booking amounts against their respective units.

iii. Respondent has grossly failed to comply with the terms of the agreement between the parties and have not completed project till date which can be corroborated by the report of local commissioner.

iv. This report of local commissioner establishes that the project name Aegis Woods is only 40% complete and abandoned from past 4-5 years. Considering the status of construction and grievances of complainants belonging to project Aegis Woods, Authority is of tentative view that the prayer of refund of complainants is genuine in view of provision of section 18 of RERA Act, 2016, and they deserve to be given relief of refund along with permissible interest.

v. In other project of respondent i.e. Aegis Value Homes, as per report of local commissioner Authority observes that in this project also delay has already taken



place and since only 70% of work has been completed at site. Authority is of prima facie view that complainants who have their respective units in the Aegis Value Homes are also entitled to their relief claimed.

vi. Authority grants a final opportunity to the respondent, on the request of their Id. Counsel, Mr. Sanjay Jain, to amicably settle the matter with complainants and file their reply in respective complaint cases. He is also directed to provide a copy of the same to the complainants atleast 10 days before the next date of hearing.

7. Case is adjourned to 12.10.2022.



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RAJAN GUPTA
(CHAIRMAN)



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DILBAG SINGH SIHAG
(MEMBER)

