



Complaint no. 1267 of
2022

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

SUO MOTU COMPLAINT NO. 1267 OF 2022

HRERA Panchkula

....COMPLAINANT(S)

VERSUS

1. Sumit Kumar

....RESPONDENT(S)

2. M/s Jindal Realty Pvt Ltd

**CORAM: Rajan Gupta
Dilbag Singh Sihag**

**Chairman
Member**

Date of Hearing: 21.07.2022

Hearing-1st

Present through :- None for respondent no. 1
Video Conferencing Mr. Drupad Sangwan, Counsel for respondent No. 2

ORDER (DILBAG SINGH SIHAG-MEMBER)

Captioned Suo-motu complaint has been filed against the respondents for recovery of Rs 7,000/- from each party towards cost of appointment of Local

Commissioner who had conducted site visit in project-Jindal Global City, Sonipat on 05.09.2020 and submitted his report on 04.01.2021. Vide order dated 25.03.2021 passed by this Authority in complaint no. 2712/2019 titled as Sumit Kumar vs Jindal Realty Pvt Ltd the Authority had disposed of the said complaint observing that both parties shall bear cost in equal proportion i.e. Rs 7,000/- to be paid by each party to the Authority towards appointment of Local Commissioner. Relevant part of the order dated 25.03.2021 is reproduced below for reference:-

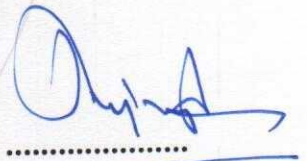
It is pertinent to mention here that Local Commissioner was appointed in 3 complaints cases bearing no. 1000/2019 , 1576/2019 and 2712/2019 pertaining to same project-Jindal Global City Sonipat in order to resolve issue of increase in super area. Complaint no. 1000/2019 and 1576/2019 stands disposed of as mutually settled vide order dated 17.02.2021 and 25.11.2020 respectively. However, cost of Rs 42,000/- of local commissioner has not been recovered from the parties. In Complaint no. 1000/2019 and 1576/2019 parties could have avoided appointment of local commissioner by getting the issues settled prior to appointment of local commissioner so in these cases each party shall bear cost of local commissioner in equal proportion i.e. Rs 7,000/- to be paid to the Authority towards cost of local commissioner. In complaint no. 2712/2019, calculations made by local commissioner shows that actual area being offered by the respondent actually exists at ground as there was no discrepancy regarding calculations of super area. But the area of various platforms and balconies was not explained in detail by the respondent to the complainant in order to satisfy him regarding increase in super area. So, in this case also both parties shall bear cost in equal proportion i.e. Rs 7,000/- to be paid by each party to the Authority towards cost of Local Commissioner.

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2. Notice dated 20.05.2022 was issued to respondents which got delivered successfully to respondent no. 1 on 24.05.2022 and 2 on 23.05.2022. Thereafter, Respondent no. 1 Sh. Sumit Kumar had made payment of Rs 7,000/- via net banking in account of Authority on 27.06.2022. Proof of said payment was shared by respondent no.1 on official email id of office on 27.06.2022.

3. Today, Ld. counsel for respondent no.2 has apprised the Authority that demand draft bearing no. 500759 dated 17.06.2022 for an amount of Rs 7,000/- has been handed over by his clerk in the Court. Same is taken on record.

4. Accordingly, an amount of Rs 14,000/- (Rs 7,000/- via net banking dated 27.06.2022 from respondent no. 1 and Rs 7,000/- via demand draft dated 17.06.2022 from respondent no. 2) have been received. So, purpose of suo moto complaints stands fulfilled. Therefore, complaint is **disposed of** accordingly. File be consigned to record room.



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RAJAN GUPTA
[CHAIRMAN]



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DILBAG SINGH SIHAG
[MEMBER]