



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

Complaint No. 196 OF 2021

Sushil Kumar

....COMPLAINANT

VERSUS

Karam Bhumi Realtech and Ors.

....RESPONDENT(S)

CORAM:

**Rajan Gupta
Dilbag Singh Sihag**

**Chairman
Member**

Date of Hearing: 07.04.2022

Hearing: 6th

Present: -

Mr. Sushil Kumar, Complainant in person
None present for respondent

ORDER (DILBAG SINGH SIHAG-MEMBER)

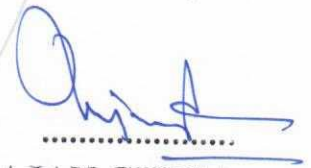
1. While perusing case file, it is observed that complainant booked a residential plot in project name "Shiv Enclave, Nekpur, Faridabad" by paying booking amount of Rs. 6,500/- on 21.05.2017. He has paid Rs. 1,71,000/- against total cost of Rs. 3,50,000/-. No plot buyer agreement was executed between the parties and complainant kept on paying the instalments on verbal representation of respondent. On 15.11.2020, complainant came to know that respondent company has not been

registered with RERA nor it has any license for the project. However he is asking for refund of total amount paid by him along with permissible interest.

2. Complainant further stated that no development work has been undertaken at site of the project. A report was called from the office of District Town Planner (DTP) regarding current status of the said project but no report has been received from the concerned office so far.

3. After hearing the complainant, Authority observes that complainant has invested his money in an unauthorised colony which has not been licensed by any state government authority. By investing in this illegal colony, complainant has become a party to unauthorised development of colony. Authority will not deal with complaint against unlicensed projects. The complainant however is at liberty to seek redressal of his grievance from competent court as per law.

4. **Disposed of as Dismissed.** File be consigned to record room after uploading of order on the website of the Authority.



RAJAN GUPTA
[CHAIRMAN]



DILBAG SINGH SIHAG
[MEMBER]