



Complaint No. 576 of 2018

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 576 OF 2018

Dwarka Das Ahuja

....COMPLAINANT

VERSUS

M/S Bijgo's Estate Ltd.

....RESPONDENT

**CORAM: Rajan Gupta
Dilbag Singh Sihag**

**Chairman
Member**

Date of Hearing: 25.04.2019

Hearing: 6th

Present: - Sh. Dwarka Das Ahuja, Complainant

None for Respondent

ORDER (DILBAG SINGH SIHAG)

This matter has been heard five times before. This is the sixth hearing. So, this matter is being disposed of vide this order. All previous orders shall be read as part of this final order.

2. In brief, the case of complainant is that he booked a plot in future township of Bigjo's Estate Ltd. on 03.12.2005, measuring 250 sq. yards. He has paid a total sum of Rs. 6,93,000/- out of the total sale consideration of Rs. 15,29,750/- long back in 2008. Till date, the project has not been completed. The initial prayer of the complainant was for possession of the plot, but since there is no likelihood of completion of the project in near future, the complainant, today prayed for refund along with interest.

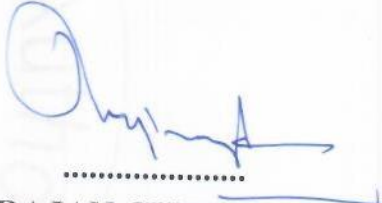
3. The respondent vide last order dated 14.03.2019 was directed to file a detailed reply with respect to the causes of failure in developing project and regarding the current status of the project, in order to determine the likelihood of completion of project. But, the respondent has neither filed a detailed reply nor appeared today. However, the respondent in previous hearing dated 06.02.2019 has admitted above facts of the complaint and further submitted that the project could not be completed as the chairman of the respondent company had died.

4. The Authority observes that even after more than ten years of booking the plot, the respondent has failed to complete the project. Moreover, the

complainant has been left in lurch not knowing the exact status of the project, nor he had been given a reasonable assurance by the respondent as to when the project would see the light of the day.

In the face of afore-mentioned facts and circumstances, the Authority would deem it just and fair to order the respondents to refund the entire money paid by the complainants along with interest at the rate prescribed in Rule 15 of the HRERA Rules. The sum payable shall be paid by the respondent within a period of 60 days of which 50% shall be paid within first 30 days from the date of uploading this order and the remaining within next 30 days.

5. Disposed of. Files be consigned to record room and this order be uploaded on the website of the Authority.



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RAJAN GUPTA
[CHAIRMAN]



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DILBAG SINGH SIHAG
[MEMBER]