



Complaint no.-89 of 2019

## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

### 1. COMPLAINT NO. 89 OF 2019

Piyush Heights Residents Tower J & K .....COMPLAINANT(S)

Welfare Association

VERSUS

Piyush Buildwell India Ltd. ....RESPONDENT(S)

**CORAM:** Rajan Gupta  
Anil Kumar Panwar  
Dilbag Singh Sihag

Chairman  
Member  
Member

**Date of Hearing:** 16.10.2019

**Hearing:** 7<sup>th</sup>

**Present:** - Mr. N.K Jain, President Piyush Heights Tower J&K Welfare Association

Ms. Samiksha Sharma, Proxy counsel for respondent.

**ORDER (ANIL KUMAR PANWAR-MEMBER)**

1. This Authority through newspaper publication dated 17.08.2019 had invited objections against its proposal to confer rights on the Complainant-Association for completing the project and to sell un-allotted apartments by way of open auction for accumulating funds for completion of remaining development works. However, no objection has been received till date from any person including the respondent.

2. Learned Counsel for the respondent has informed the Authority that authorized representative of respondent company has delivered possession of the incomplete building to the complainant-association and had also signed an inventory of unused building material lying at the site. Said inventory was verified and counter signed by two representative of District Town & Country Planning, Faridabad. So, the complainant-association can now go ahead for completing the project.

3. Mr. N.K Jain, President of complainant-association has apprised the Authority about the following developments that had occurred since the last date of hearing:-

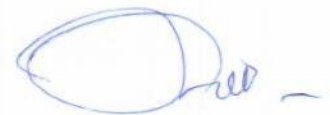
- i. The number of members joining the complainant-association has increased to 118 and only 20 allottees have not yet joined the association.
- ii. The number of unallotted flats in the incomplete project is six.



- iii. 114 members have already paid initial amounts demanded by the complainant-association and remaining members are yet to pay their respective amounts. The deficit amount required to be collected from each member would be around Rs. 2.15 lakh.
- iv. The Deputy Commissioner, Faridabad has not yet appointed his representative for carrying out auction of unsold units.
- v. The Association is in the process of obtaining electricity connection in coordination with the concerned department.
- vi. Agreements have been executed between the complainant-association and its members.
- vii. The association is likely to complete the development and construction work within 10 months.

4. Keeping in view the above-mentioned circumstances, the Authority observes as under-

- a) The respondent shall disclose and furnish particulars of the unsold flats to the Authority with a copy to the complainant-association.
- b) The complainant-association shall file monthly progress report with the Authority and also supply a copy thereof to the respondent company




- c) The Executive Director of this Authority shall send a letter to Deputy Commissioner, Faridabad for nominating his representatives in terms of the previous order of this Authority for auctioning the unsold apartments.
- d) The DTCP shall be requested to provide financial and other necessary help to the complainant-association to the extent as possible by taking all necessary steps including by taking action for invoking bank guarantee of respondent company.

5. The matter is adjourned to **13.11.2019**.



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**RAJAN GUPTA**  
[CHAIRMAN]



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**ANIL KUMAR PANWAR**  
[MEMBER]



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**DILBAG SINGH SIHAG**  
[MEMBER]