



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

Complaint no.:	1174 of 2023
Date of filing:	19.05.2023
Date of first hearing:	08.08.2023
Date of decision:	03.07.2025

Resident Welfare Association Ansal Town Rewari Through Its President
Dharam Prakash Yadav

....COMPLAINANT

VERSUS

1. Ansal Housing and Construction Ltd
2. Sunrise Estate Management Services Ltd

....RESPONDENTS

CORAM:

Parneet S. Sachdev
Dr. Geeta Rathee Singh
Nadim Akhtar
Chander Shekhar

Chairman
Member
Member
Member

Present: -Mr. Prashant Chauhan, Counsel for the complainant through VC.

Mr. Ashish Verma, Counsel for the respondent through VC.

ORDER (PARNEET S. SACHDEV-CHAIRMAN)

1. The present complaint has been filed by the complainant seeking various reliefs against the respondents. The reliefs sought by the complainant, as stated in the complaint, are as follows:-

- 1) In the event that the registration has been granted to the opposite party for the abovementioned project under RERA Act read with relevant rules, it is, prayed that the same may be revoked under Section 7 of the RERA for violating the provisions of the RERA.*
- 2) In exercise of powers under Section 35, direct the opposite party to place on record all statutory approvals and sanctions of the project.*
- 3) In exercise of powers under Section 35 and Rule 21 of HRERA Rules 2017, to provide complete details of EDC/IDC/EEDC and statutory dues paid to the competent authority and pending demand, if any.*
- 4) To refund the entire amount of maintenance deposited by complainant and residents/plot holders along with interest at the prescribed rate as per RERA Act and Rules from dates of respective payments till realization of the same in favor of the complainant and residents/plot holders.*
- 5) To pay interest for every month delay at 18% from due date of possession till the handing over the actual physical possession.*
- 6) To quash any/all the illegal demands raised by the opposite party demanding money even when no maintenance work has been done on site.*
- 7) To direct the opposite parties to maintain the vicinity and not to charge exorbitant maintenance and other miscellaneous charges.*



- 8) *To compensate the complainant and residents/plot holders for a sum of Rs 10,00,000/- each as damages on account of mental agony, torture and harassment.*
- 9) *To compensate the complainant and residents/plot holders for a sum of Rs 1,00,000/- each as on the account of litigation cost.*
- 10) *To compensate the complainant and residents/plot holders for a sum of Rs 5,00,000/- each as escalation costs towards the similar property.*
- 11) *Any other relief in favor of the complainant and residents/plot holders as this Hon'ble Court may deem fit and appropriate in the facts and circumstances of the present case.*

2. Upon perusal of the complaint and the reliefs sought, it is observed that none of the reliefs (except delay interest which also as such cannot be granted as common relief, it must be sought by each allottee as an individual relief by filing separate complaint) claimed by the complainant fall within the ambit of this Authority under the RERD Act, 2016.

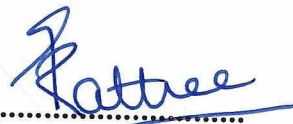
3. During hearing, the counsel for the complainant was made aware of this fact and was asked specifically, the sections of the RERD Act, 2016 under which the reliefs claimed lie. Also, whether any relief has been specifically claimed under the RERD Act. The counsel could not provide any detail of any relief falling under the RERD Act, 2016.



5. In view of the aforesaid observation, Authority observes that the complaint is not maintainable before the Authority. Accordingly, present complaint stands **dismissed** as non-maintainable.

6. File be consigned to record room after uploading of this order on the website.


CHANDER SHEKHAR
[MEMBER]


DR. GEETA RATHEE SINGH
[MEMBER]


NADIM AKHTAR
[MEMBER]


PARNEET SINGH SACHDEV
[CHAIRMAN]