



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: 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:** 22.01.2020

**Hearing:** 9<sup>th</sup>

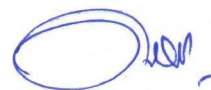
**Present:** - Mr. M.C Jain, President of Piyush Heights Tower J&K Welfare Association

Mr. Neeraj Gaur, counsel for respondent.

### ORDER (ANIL KUMAR PANWAR-MEMBER)

1. 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:-

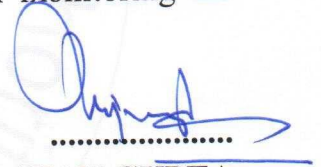
- i. The number of members joining the complainant-association has increased from 118 to 123 and only 21 allottees have not yet joined the association.
  - ii. Mrs. Rekha, Field Representative apprised that there is no unsold inventory and all the flats in J & K Tower have been sold/allotted, as has been informed by respondent.
  - iii. Four members have not yet paid the second instalment. Total amount in Association Escrow Account including Fixed deposit is Rs.5,44,75,597/- as on 31<sup>st</sup> December, 2019.
  - iv. The Deputy Commissioner, Faridabad has not yet appointed his representative for monitoring progress.
  - v. The Association is in the process of obtaining electricity connection in coordination with the concerned department.
  - vi. A lot of scrap material is lying on the site which has to be removed/shifted/auctioned from the site.
2. Taking notice of above developments, the Authority observes as under-
- a) The respondents are directed to remain present in each general body meeting.
  - b) For disposal/removal of the scrap material lying on the site, the association shall send a notice to the respondent for taking




necessary steps to remove/auction the material within a fixed time schedule and in case of respondent's failure to do so, the complainant Association shall be entitled to shift/remove/auction the scrap. In case such auctioning is done by the Association, it shall inform date of auction to respondent-developer so that he may join the auctioning process. Failure to exercise such option by builder will deprive him of his right to challenge the auction at a subsequent stage.

c) The Executive Director of this Authority shall send a letter to Deputy Commissioner, Faridabad for nominating his representatives for the purpose of monitoring the progress of the project.

3. The matter is adjourned to 12.03.2020 for further monitoring the progress of construction by the Association.



RAJAN GUPTA  
[CHAIRMAN]



ANIL KUMAR PANWAR  
[MEMBER]



DILBAG SINGH SIHAG  
[MEMBER]