



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

## 1. COMPLAINT NO. 1394 OF 2018

RITESH MUMGAIE

....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD

....RESPONDENT(S)

## 2. COMPLAINT NO. 15 OF 2019

SUMEDHA SAXENA

....COMPLAINANT(S)

VERSUS

DR ANIL JINDAL

....RESPONDENT(S)

## 3. COMPLAINT NO. 684 OF 2019

DEVENDER KUMAR

....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD

....RESPONDENT(S)

## 4. COMPLAINT NO. 810 OF 2019

URMILA DEVI

....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD

....RESPONDENT(S)

Complaint No. 1394 of 2018 and 15,  
684, 810, 863, 897, 901, 1195, 1223,  
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2966, 2967, 2971, 2972, 2973, 2974,  
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**5. COMPLAINT NO. 863 OF 2019**

KAILASH NEWAR ....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD ....RESPONDENT(S)

**6. COMPLAINT NO. 897 OF 2019**

USHA RANI ....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD ....RESPONDENT(S)

**7. COMPLAINT NO. 901 OF 2019**

RAJINDER SINGH ....COMPLAINANT(S)

VERSUS

SRS Real Estate Ltd ....RESPONDENT(S)

**8. COMPLAINT NO. 1195 OF 2019**

VISHAL ARORA ....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD ....RESPONDENT(S)



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**9. COMPLAINT NO. 1223 OF 2019**

ANCHAL HASIJA .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)

**10. COMPLAINT NO. 1224 OF 2019**

ANJALI WADHWA .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)

**11. COMPLAINT NO. 1226 OF 2019**

HARVINDER SINGH .....COMPLAINANT(S)

VERSUS


SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)

**12. COMPLAINT NO. 1227 OF 2019**

JAGMOHAN SINGH .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)





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**13. COMPLAINT NO. 1228 OF 2019**

MANEESH KUMAR .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)

**14. COMPLAINT NO. 1229 OF 2019**

MANOJ KUMAR .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)

**15. COMPLAINT NO. 1230 OF 2019**

MONU .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)

**16. COMPLAINT NO. 1231 OF 2019**

NAMREETA KUMARI .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)



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**17. COMPLAINT NO. 1232 OF 2019**

RAMESH SALGOTRA ....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD ....RESPONDENT(S)

**18. COMPLAINT NO. 1238 OF 2019**

ROSHAN LAL ....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD ....RESPONDENT(S)

**19. COMPLAINT NO. 1239 OF 2019**

SANT LAL NAPHRIA ....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD ....RESPONDENT(S)

**20. COMPLAINT NO. 1240 OF 2019**

SULTANA ....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD ....RESPONDENT(S)





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**21. COMPLAINT NO. 1243 OF 2019**

MS INDIA REALTY PVT LTD

THROUGH DIRECTOR MUKESH TANDON ....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD ....RESPONDENT(S)

**22. COMPLAINT NO. 1244 OF 2019**

USHA RANI

....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD ....RESPONDENT(S)

**23.COMPLAINT NO. 1246 OF 2019**

SURJEET SRIVASTWA

....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD ....RESPONDENT(S)

**24. COMPLAINT NO. 1281 OF 2019**

SHILPA KAPOOR

....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD

....RESPONDENT(S)

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**25.COMPLAINT NO. 2890 OF 2019**

RAKESH HASIJA .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)

**26.COMPLAINT NO. 2899 OF 2019**

MAHESH BHATIA .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)

**27. COMPLAINT NO. 2901 OF 2019**

RICHA BHATIA .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)

**28.COMPLAINT NO. 2966 OF 2019**

RASHMI SHARMA .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)





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**29.COMPLAINT NO. 2967 OF 2019**

BHAVYA CHAWLA .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)

**30.COMPLAINT NO. 2971 OF 2019**

SURJIT SINGH .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)

**31.COMPLAINT NO. 2972 OF 2019**

YUDHISTER BHARDWAJ .....COMPLAINANT(S)

VERSUS

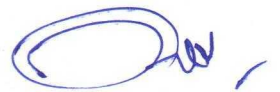
SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)

**32.COMPLAINT NO. 2973 OF 2019**

VINAY KUMAR .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)





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**33.COMPLAINT NO. 2974 OF 2019**

GUNJAN KAUSHIK .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)

**34.COMPLAINT NO. 2975 OF 2019**

TAJINDER SINGH .....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)

**35.COMPLAINT NO. 3086 OF 2019**

PLOT OWNERS WELFARE ASSOCIATION PANCHKULA  
.....COMPLAINANT(S)

VERSUS

SRS REAL INFRASTRUCTURE LTD .....RESPONDENT(S)

**CORAM:**

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

**Chairman**  
**Member**  
**Member**



Complaint No. 1394 of 2018 and 15,  
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**Date of Hearing: 05.02.2020**

**Hearing:** 7<sup>th</sup> in complaint no 1394 of 2018 and 15 of 2019  
4<sup>th</sup> in complaint no 684, 810, 863, 897, 901, 1195, 1223, 1224,  
1226, 1227, 1228, 1229, 1230, 1231, 1232, 1238, 1239, 1240,  
1243, 1244, 1246, 1281 of 2019  
1<sup>st</sup> in complaint no 2890, 2901, 2899, 2966, 2967, 2971, 2972,  
2973, 2974, 2975, 3086 of 2019

**Present: -** None on behalf of the complainants  
(in complaint no. 1394 of 2018, 15, 901, 2890 of 2019)  
Mr. Gaurav Arora, counsel for the complainants  
(in complaints no. 684, 810, 863, 897 of 2019)  
Mr. Vishal Arora, complainant in person  
(in complaint no. 1195 of 2019)  
Mr. Vinod Kumar, representative for complainant  
(in complaint no. 3086 of 2019)  
Ms. Bhawna Thakur, counsel for the complainants  
(in complaints no. 1223, 1224, 1226, 1227, 1228, 1229,  
1230, 1231, 1232, 1238, 1239, 1240, 1243, 1244, 1246,  
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Mr. Anuj Kumar, Authorised representative for the  
Respondent





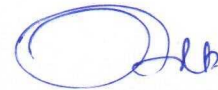
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**ORDER (ANIL KUMAR PANWAR- MEMBER)**

1. Above captioned complaints shall be disposed of through this common order because the core issue involved in all cases are similar. This order is being passed in view of the facts of lead complaint case no. 1394 of 2018 titled Ritesh Mumgaie versus SRS Real Infrastructure Ltd.

2. Complainant's case is that he booked two plots bearing nos. as D-149 and D-148 in respondent's project SRS Residency, Panchkula on 30.09.2015 by paying booking amounts of ₹49500/- for each plot to the respondent. The complainant further paid ₹ 7,92,000/- to the respondent. Plot buyer agreement was executed on 29.02.2016 and it made obligatory for the respondent to deliver possession within 3 years from the date of execution of the agreement i.e. up to 01.03.2019. But till date, neither possession has been offered nor any construction work has been carried out at the site of the project. Thus, the complainant prays for possession of the plots or in alternative refund of the entire paid amount along with interest.

3. This matter has been heard six times earlier. It had transpired at the time when efforts were being made to serve the respondent that Directors of the respondent company are confined in jail. Therefore, notice of the





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complaint was sent to Superintendent of concerned jail and it was duly received by director of respondent company. Despite service of notice, respondent neither appeared nor filed his reply till date.

4. As the complainants stated that no development work has been done at the site of the project, a notice to the District Town Planner (DTP) was sent on 24.09.2019 directing him to file current status report of the said project. A report dated 04.10.2019 was received from DTP, Panchkula revealing that the colony named 'SRS Residency' is not a licensed colony and said colony could be an unauthorised colony.

The complainants after receipt of above report of DTP were given an opportunity to prove that the colony is a licensed one and approved by the concerned department of the State but they have failed to prove it till date.

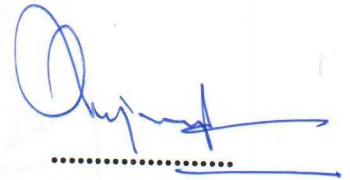
5. Admittedly, the project in question is located in Panchkula township. So, the respondent was required to obtain license from Town and Country Planning Department for carrying out development of the project. He has not obtained any such license and has committed violation of law. The complainants by investing into a project which was being developed illegally, were a privy to illegal development of a colony. So, they do not deserve any relief from this Authority which has been created with an aim to promote and



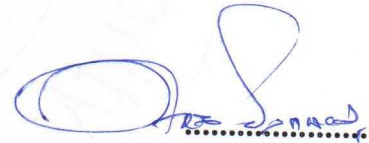
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regulate real estate sector in an orderly manner. Viewed from this prospect, this Authority is of the considered opinion that the complainants are not entitled to seek any relief from this Authority and the complaints are liable to be dismissed. However, the complainants will be at liberty to seek redressal of their grievances from competent court as per law.

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



RAJAN GUPTA  
[CHAIRMAN]



ANIL KUMAR PANWAR  
[MEMBER]



DILBAG SINGH SIHAG  
[MEMBER]