HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 638 OF 2019

Ansal Town Welfare Association ....COMPLAINANT(S)

VERSUS

M/s Ansal Housing & Construction Ltd .....RESPONDENT(S)

CORAM: **Parneet Singh Sachdev** **Chairman**
Nadim Akhtar **Member**
Dr. Geeta Rathee Singh **Member**

Date of Hearing: 01.10.2026

Hearing (Re-open): 1st

Present: - Mr. Baldev Raj Kamboj, General Secretary of the RWA/ Complainant
None for the respondent

ORDER (PARNEET S. SACHDEV-CHAIRMAN)

1. Captioned complaint was disposed of vide order dated 19.09.2024. In said disposal order, nothing has been recorded in respect of cost of ₹ 41,300/- towards cost of appointment of local commissioner.

2. Complainant had filed an application through its General Secretary in registry on 03.07.2026. In said application, it has been stated that:-

i. *An amount of Rs.25000/- was deposited with HRERA A/C vide UTR-NEFT.PUNBH21243379330/Haryana Real Estate Regulatory on dated 31/08/2021, with Axis Bank IFSC UTIB0001752, A/C No. 918010048556296, Sec-5, MDC Panchkula from Our A/C No.4059000105092382, IFSC-PUNB0405900, Branch- CH Jagadhari (YNR) 135003, as per Order, HRERA Panchkula, Dated 10/08/2021.*

ii. *Further an Amount of Rs. 16300/- was also deposited with Hrera a/c vide UTR-NEFT.PUNBH21286053297/HRERA on dated 13-10-2021 with AXIS Bank IFSC-UTIB0001752. A/C No. 918010048556296, Sec-5, MDC, Panchkula from our A/C No. 4059000105092382, IFSC-PUNB0405900, Branch-CH Jagadhari (YNR)-135003, as per Order HRERA Panchkula, Dated 30-09-2021.*

iii. ***Total Amount Of Refund-Rs(25000+16300)=Rs.41300/- (Fourty One Thousand and Three Hundred Only).***

iv. ***Since the Inspection of the Colony Infrastructure was not carried out as ordered by HRERA, the amount so deposited by the Complainant may please be refunded.***

v. *A Crossed Cheque is attached here with from Ansal Town Resident Welfare Association Bank account. The Amount may be refunded vide NEFT to our Account or a Crossed cheque may be sent to our office address- Villa-A-20, Ansal Town RWA, Sec-20, ambala Road, JAGADHRI-135003.*

3. Perusal of record reveals that complainant was asked to pay the cost of ₹ 25,000/- towards appointment of local commissioner vide order dated 10.08.2021. Same stands paid and duly recorded in order dated 30.09.2021.

4. Vide order dated 30.09.2021, complainant was asked to pay the remaining cost of ₹ 16,300/- towards appointment of local commissioner. Relevant part of order is reproduced below for reference:-

> *"After hearing both the parties and going through records, Authority observes that as per last order dated 10.08.2021, Local Commissioner was appointed by the Authority on payment made by Complainant of 25000/- for submitting his report on all the issues written in Para 5 of the orders dated 10.08.2021. Whereas local commissioner demanded an amount of 41,300/-. Therefore, complainants are directed to deposit remaining amount of 16,300/- within a week of uploading of this order."*

5. Record reveals that cost of ₹ 41,300/- was submitted by complainant and local commissioner was appointed vide letter dated 15.09.2021. Vide email dated 18.09.2021, local commissioner had asked for approved designs and drawings in order to conduct the site visit.

6. As such, necessary approvals/drawing were never submitted by the respondent and local commissioner did not made any visit to the project site. Same is recorded in order dated 12.07.2023. Relevant part is reproduced below for reference:-

> *"4.Perusal of record reveals that despite several orders, respondent has failed to comply with the orders of the Authority and did not file any document on local commissioner resultantly no local commissioner report could be submitted."*

7. As such, no site visit was made to the project site. Hence, Cost of ₹ 41,300/- was not utilized towards visit of local commissioner.

8. In these circumstances, request of complainant seeking refund of amount of ₹ 41,300/- is allowed. Office is directed to refund the amount of ₹ 41,300/- to the complainant in the account details (crossed cheque) provided by him after necessary verification from accounts department of the Authority.

9. With aforesaid directions, the complaint is disposed of. File be consigned to record room after uploading of order on website.

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DR. GEETA RATHEE SINGH
[MEMBER]

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NADIM AKHTAR
[MEMBER]

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PARNEET S. SACHDEV
[CHAIRMAN]