



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2823 of 2019

Ashok Kumar Kaushik

....COMPLAINANT(S)

VERSUS

Unitech Ltd.

.....RESPONDENTS(S)

**CORAM: Rajan Gupta
Anil Kumar Panwar**

**Chairman
Member**

Date of Hearing: 20.10.2020

Hearing: 1st

Present: None for complainant

Sh. Lalit Gupta, representative of the respondent company

ORDER (Rajan Gupta- Chairman)

1. The facts of the case, as alleged by the complainant in complaint no. 2823 of 2019 are that on 14.05.2013, he booked a flat no. 0032, Floor 01 Tower/ Block B (1646 Sq. ft/ 350.30 Sq. Yds) in 'UNIHOMES', Sector-15, Rewari being developed by M/s Unitech Ltd. He paid booking amount of Rs. 13,10,841/- out of total consideration amount of Rs. 44,68,940/-. As per agreement dated 12.06.2013, it was agreed that

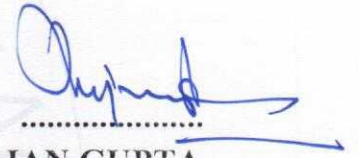
the respondent shall make an offer possession within 36 months from the date of execution of the Builder-Buyer agreement and in case of any default. The amount received by the respondent shall be refunded along with 10% interest per annum as per clause 4(e) of the agreement. After waiting for long, the complainant sent several e-mails to the respondent for seeking clarification regarding the status of completion of project, but no satisfactory reply has ever been received from the respondent. According to the complainant, the project of the respondent is nowhere near completion and the respondent are just cheating homebuyers across Delhi, Gurugram, Noida, Rewari etc. Since, there is no hope of completion of the project, the complainant seeks refund of the paid amount of Rs. 13,10,841/- alongwith interest.

2. Today is the first hearing of the matter. Sh. Lalit Gupta, representative of the respondent company, appeared before the Authority and informed that their project is included in the list of projects, forming part of the judgement passed by the Hon'ble Supreme court in *Civil Appeal No. 10856/2016 titled as Bhupender Singh versus Unitech Ltd.* Further, he stated that all the 74 projects of M/s Unitech Ltd. are included in the proceedings before the Hon'ble Supreme Court including the project at Rewari. Hon'ble Supreme court vide order dated 05.07.2019 had issued directions pertaining to the completion of

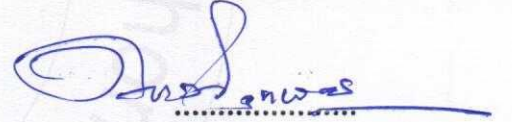
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all the 74 projects. According to the respondents, 22 out of 74 projects have been completed and 23 are being funded by 2 Asset reconstruction companies. Further course of action in the matter is being adopted in accordance with directions of Hon'ble Supreme Court.

3. Since, the matter is sub-judice before the Hon'ble Supreme court, the Authority cannot entertain the captioned complaint at this stage.
4. Accordingly, the matter is **disposed of**. File be consigned to the record room after uploading the orders on the website of the Authority.



RAJAN GUPTA
[CHAIRMAN]



ANIL KUMAR PANWAR
[MEMBER]

