

**BEFORE HARYANA REAL ESTATE REGULATORY AUTHORITY,  
PANCHKULA.**

**Date of Hearing: 14.12.2018**  
1<sup>st</sup> Hearing

**1. Complaint No.676 of 2018**

Sanjay Rana

... Complainant

**VERSUS**

Universal Buildwell Pvt. Ltd.

... Respondent

**2. Complaint No.677 of 2018**

Savita Gulia

... Complainant

**VERSUS**

Universal Buildwell Pvt. Ltd.

... Respondent

**3. Complaint No.680 of 2018**

Anil Kumar Hooda

... Complainant

**VERSUS**

Universal Buildwell Pvt. Ltd.

... Respondent

**CORAM :**

1. Shri Rajan Gupta, Chairman
2. Shri Anil Kumar Panwar, Member
3. Shri Dilbag Singh Sihag, Member

**APPEARANCE :**

1. Shri Sanjeev Sharma, Counsel for complainant
2. None for Respondent



**Order:**

No one is present on behalf of the respondent despite receipt of notice on 13<sup>th</sup> November, 2018. Written statement has also not been filed. Therefore the Authority decides to proceed with this matter ex-parte. From the above listed 3 complaints the facts of complaint No.676 of 2018 Sanjay Rana Versus Universal Buildwell Pvt. Ltd .have been taken into account for passing this order.

2. The case of complainant is that in June, 2006 he booked an apartment in the project named Universal Greens situated at Village Khedi Kalan, Faridabad being developed by the respondent company Universal Buildwell Pvt. Ltd. The complainant has paid Rs.18,47,060/- till 2017 against total sale consideration of Rs.19,01,744. Apartment buyer agreement was executed on 16.03.2012, almost after 6 years after the date of booking. As per agreement, possession of the apartment was to be delivered within 42 months from the date of approval of the building plans i.e. by 05.11.2009 but no possession has been offered even till date. Complainant has visited the site of the project but no construction work is going on and after a delay of 12 long years even basic structure of the project is not complete. So, the complainant prays for refund of the paid amount along with interest from the date of actual payments.



3. The Authority observes that it has disposed of another bunch of complaints with lead case Complaint No.13 of 2018 Titled Om Parkash Sethi Vs. Universal Buildwell Pvt. Ltd. relating to the same project of the respondent company. The facts of the present case are similar to the facts of the bunch matter disposed of earlier. The dispute raised herein is squarely covered in the said orders of this Authority.

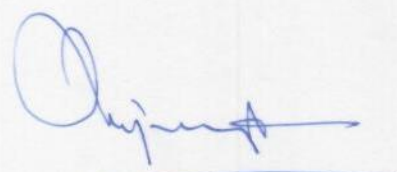
Accordingly, taking notice of the facts that the construction of the project has been badly delayed, the construction work is at stand-still since long, the licence of the project has expired, therefore, there appears little chance of completion of the project in near future, accordingly, the complainants are entitled to refund of the money paid by them along with interest at the rates specified in Rule 15 of the RERA Rules, 2017. Accordingly, all the three captioned complaints are hereby disposed of in the same terms as the complaint No.13 of 2018.

Disposed of.



Dilbag Singh Sihag  
Member

Anil Kumar Panwar  
Member




Rajan Gupta  
Chairman

Sh. A.K. Panwar, Hon'ble Member vide his email dated 07.01.2019, has approved and consented to the above orders.

Dated:07.01.2019



  
Executive Director  
HRERA, Panchkula