



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

### 1. COMPLAINT NO. 1086 OF 2020

Sachit Gupta & Vijesh Kumar Gupta ...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd. ....RESPONDENT(S)

### 2. COMPLAINT NO. 1089 OF 2020

Rajni Singla & Ashwani Kumar Singla ...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd. ....RESPONDENT(S)

### 3. COMPLAINT NO. 1091 OF 2020

Amrish Kumar Bansal & Mrs. Vandna ...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd. ....RESPONDENT(S)

### 4. COMPLAINT NO. 1092 OF 2020

Sunil Ghai ...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd. ....RESPONDENT(S)

**5. COMPLAINT NO. 1093 OF 2020**

Poonam Rampal

...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd.

....RESPONDENT(S)

**6. COMPLAINT NO. 1106 OF 2020**

Major Pinto Pandit & Dr. Sangeeta Pandit

...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd.

....RESPONDENT(S)

**7. COMPLAINT NO. 1111 OF 2020**

Seema Gupta through Shakti Sharn Dass

...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd.

....RESPONDENT(S)

**8. COMPLAINT NO. 1112 OF 2020**

Manoj Kumar through SPA Shakti Sharn Dass

...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd.

....RESPONDENT(S)

**9. COMPLAINT NO. 1118 OF 2020**

Mohanjit Singh

...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd.

....RESPONDENT(S)

**10.COMPLAINT NO. 1133 OF 2020**

Suresh Mittal

...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd.

....RESPONDENT(S)

**11.COMPLAINT NO. 1151 OF 2020**

Surdesh Pal Rana

...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd.

....RESPONDENT(S)

**12.COMPLAINT NO. 1192 OF 2020**

Pardeep Singh

...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd.

....RESPONDENT(S)

**CORAM:**

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

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

**Date of Hearing: 31.03.2021**

**Hearing:**

**4<sup>th</sup> (rehearing)**

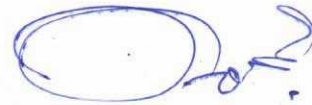


**Present: -** Mr. Vishal Madaan, Counsel for the complainants

None for the respondent

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

1. The above referred 12 complaints have been filed for execution of refund order passed by the Authority in favour of complainants on 09.10.2019. All these cases were heard on 06.01.2021 together with bunch of similar other cases involving execution of refund orders and the Authority decided to recover the outstanding amounts recoverable from the respondent/promoter as arrears of land revenue. Accordingly, recovery certificate was ordered to be issued to District Collector, Panchkula. However, it has been transpired at the time of issuing recovery certificate that total amount to be recovered in each individual case of present bunch matter is not specifically reflected in the order dated 06.01.2021. So, recovery certificates were issued only in 23 cases wherein the amounts recoverable were indicated in the order and the present set of 12 cases were segregated for revising the order dated 06.01.2021 for the purpose of mentioning therein the outstanding amounts recoverable from the respondent.



2. The Authority on the basis of record pertaining to these 12 cases have calculated the outstanding amount and the same has been distinctly indicated in the following table:

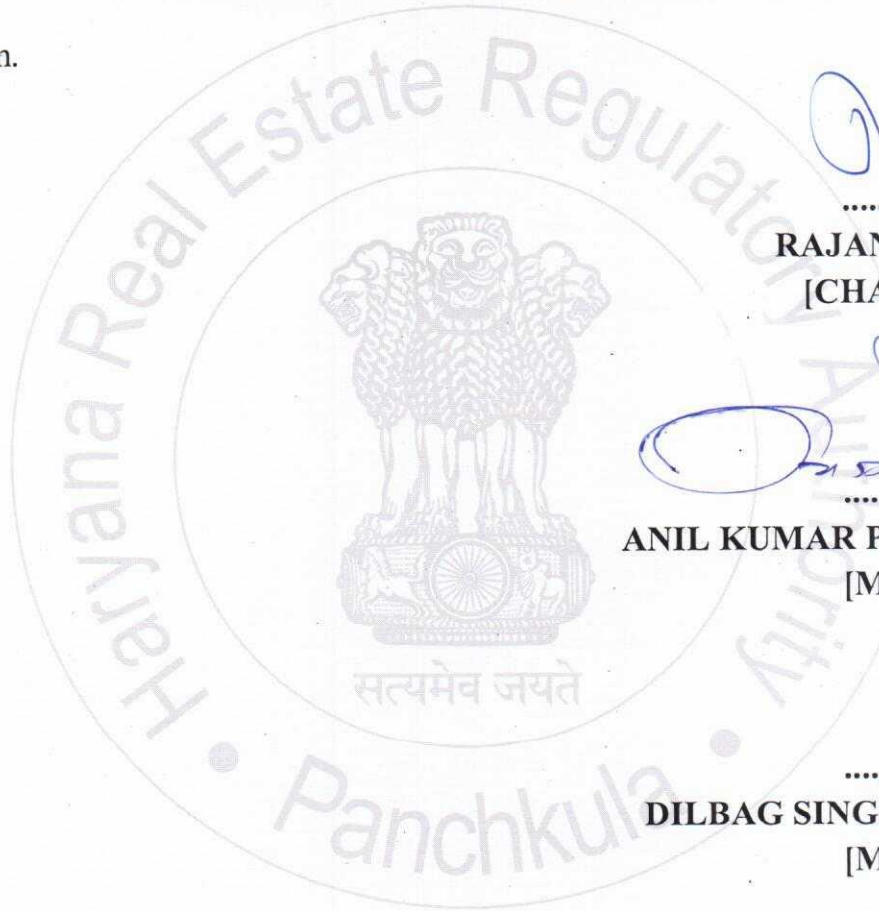
| S. No. | Complaint nos. | Principal Amount | Interest Accrued till 31.03.2021 | Total Amount   |
|--------|----------------|------------------|----------------------------------|----------------|
| 1.     | 1086 of 2020   | ₹16,92,500/-     | ₹15,22,877/-                     | ₹32,15,377/-   |
| 2.     | 1089 of 2020   | ₹42,41,000/-     | ₹35,15,757/-                     | ₹77,56,757/-   |
| 3.     | 1091 of 2020   | ₹58,39,069/-     | ₹50,74,146/-                     | ₹1,09,13,215/- |
| 4.     | 1092 of 2020   | ₹33,35,097/-     | ₹34,78,553/-                     | ₹68,13,650/-   |
| 5.     | 1093 of 2020   | ₹35,02,693/-     | ₹36,58,803/-                     | ₹71,61,496/-   |
| 6.     | 1106 of 2020   | ₹55,76,105/-     | ₹50,63,947/-                     | ₹1,06,40,052/- |
| 7.     | 1111 of 2020   | ₹57,03,201/-     | ₹49,61,894/-                     | ₹1,06,65,095/- |
| 8.     | 1112 of 2020   | ₹56,02,916/-     | ₹52,63,790/-                     | ₹1,08,66,706/- |
| 9.     | 1118 of 2020   | ₹33,85,194/-     | ₹31,98,438/-                     | ₹65,83,632/-   |
| 10.    | 1133 of 2020   | ₹42,35,304/-     | ₹32,76,500/-                     | ₹75,11,804/-   |
| 11.    | 1151 of 2020   | ₹44,54,343/-     | ₹36,03,500/-                     | ₹80,57,843/-   |
| 12.    | 1192 of 2020   | ₹55,63,090/-     | ₹41,58,424/-                     | ₹97,21,514/-   |


Following the same logic as adopted in 23 complaints in which recovery certificates have already been issued, the Authority has decided to issue recovery certificate in present set of 12 cases as well to District



Collector, Panchkula with a direction to recover the decreed amounts as mentioned in para 2 from the respondents as arrears of land revenue and remit the same to the Authority after such recovery for further payment to the decree holders/complainants. The District Collector shall send a compliance report to this Authority as early as possible. Necessary action be accordingly taken.

3. Cases are **disposed of** accordingly. Files be consigned to record room.




  
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**RAJAN GUPTA**  
[CHAIRMAN]

  
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**ANIL KUMAR PANWAR**  
[MEMBER]

  
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**DILBAG SINGH SIHAG**  
[MEMBER]