



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

**COMPLAINT NO. 481 OF 2020**

Indra Rawat

....COMPLAINANT

VERSUS

SRS Real Estate Ltd

....RESPONDENT

**CORAM:**

**Anil Kumar Panwar  
Dilbag Singh Sihag**

**Member  
Member**

**Date of Hearing: 05.08.2021**

**Hearing: 5<sup>th</sup>**

**Present: -** Ms. Indra Rawat, complainant through VC

None for the Respondent

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**ORDER (DILBAG SINGH SIHAG-MEMBER)**

1. Complainant in the present complaint had booked a dwelling unit bearing no. 1602, Floor no. 16, Tower A1 admeasuring 1025 sq. ft, in respondents project, namely "SRS Royal Hills", situated at sector-87, Faridabad by paying a booking amount of ₹2,57,725/- to the respondent/promoter. Total sale price of the unit was ₹30,37,000/- out of which complainant had already paid an amount of ₹27,54,725/-. As per buyer's agreement dated 02.08.2014 executed between the parties, respondent was supposed to deliver the possession of the apartment within four years from the date of approval of building plans. Respondent sent a demand notice-cum-offer of possession vide letter dated 14.09.2015, along with statement of account, whereby respondent demanded an amount of ₹13,91,888/-. The said demand letter along with statement of account is attached with the complaint book as Annexure P-9 and Annexure P-10. The complainant had time and again visited the site of the project but respondent had forced him to make demanded payments despite the non-completion of the project. Further, Mr. Amit Bajaj, Accountant of the respondent had also demanded ₹5,00,000/- for handing over possession and the same had paid. Complainant had paid all the instalments as per the demand raised by the respondent but respondent failed to develop the project in time as promised at the time of booking rather, he sent a possession letter along with illegal demand dated 14.09.2015.





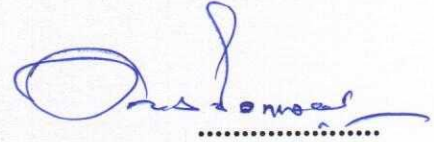
Complainant is seeking relief of possession of the booked unit along with delay interest.

2. Respondent has neither appeared nor filed his reply despite service of notice on 29.05.2020. therefore, in the previous hearing, it was decided by the Authority that possession be given to the complainant through District Magistrate, Faridabad and DTP, Faridabad. Today, complainant apprised the Authority that as per directions given by this Authority, she has taken over possession of her flat through RWA. She further requested to the Authority that permission may be given to her for paying remaining bank EMIs because she has taken loan against booking of her flat.

3. Authority after consideration of the matter observed that Directors of the respondent company are stated to be confined in District Jail, Neemka, Faridabad, therefore, it is decided to be proceeded against ex parte. Since the complainant has already taken over possession of her flat and in the previous hearing, she undertook that deficiencies if any would be rectified by herself. Therefore, the present complaint is disposed of. For remaining issue if any, complainant is at liberty to file afresh complaint.

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4. **Disposed of.** File be consigned to record room after uploading of the order on the website of the Authority.



ANIL KUMAR PANWAR  
[MEMBER]



DILBAG SINGH SIHAG  
[MEMBER]

