



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

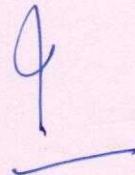
Date of Hearing: 13.03.2019
6th Hearing

1. Complaint No.438/2018
Ritu Nanda
Versus
RPS Infrastructure Limited
...Complainant
...Respondent
2. Complaint No.439/2018
Ritu Nanda
Versus
RPS Infrastructure Limited
...Complainant
...Respondent
3. Complaint No.440/2018
Ritu Nanda Insurance services.
Versus
RPS Infrastructure Limited
...Complainant
...Respondent
4. Complaint No.441/2018
Nitasha Nanda
Versus
RPS Infrastructure Limited
...Complainant
...Respondent
5. Complaint No.442/2018
Ritu Nanda
Versus
RPS Infrastructure Limited
...Complainant
...Respondent
6. Complaint No.518/2018
Anita Sharma
Versus
RPS Infrastructure Limited
...Complainant
...Respondent

7. Complaint No.958/2019
Ankit Saxena & Sharad Saxena
Versus
RPS Infrastructure Limited
...Complainant
...Respondent
8. Complaint No. 959/2018
Sharad Saxena & Ankit Saxena
Versus
RPS Infrastructure Limited
...Complainant
...Respondent
9. Complaint No. 999/2018
Cosmos Packaging Systems Pvt Ltd
Versus
RPS Infrastructure Limited
...Complainant
...Respondent
10. Complaint No. 499/2018
Rahul Goyal
Versus
RPS Infrastructure Limited
...Complainant
...Respondent
- Coram:**
1. Shri. Rajan Gupta
2. Shri. Anil Kumar Panwar
...Chairman
...Member

Appearance:

1. Rupali S. Verma, Counsel for Complainant in complaint no 438-442/2018.
2. Amarpal, Counsel for Complainant in complaint no 518/2018
3. Munish Kumar, Counsel for Complainant in complaint no 958/2018,959/2018
4. Sh. Shivam Grover, Counsel for Complainant in complaint no 999/2018
5. Sh. Jeetender gupta, Counsel for Respondent



ORDER:

This matter was last heard by the Authority on 15.02.2019 when after recording certain objections made by the complainants, the matter was adjourned to review the follow up actions taken by the respondents in furtherance of their assurances made to the Authority.

2. Learned counsel for the respondents Shri Jeetender Gupta presented a list of statements of accounts prepared in respect of each of the complainants. A copy of the same was handed over to the learned counsel for the complainants. He also presented a copy of the agreement made with a contractor for commencing construction work. The value of the agreement is about Rs.6.54 crores. He reiterated his earlier submissions that the funds have been sanctioned in their favour by L&T Finance and the same shall be released into their Escrow account as per the progress of the work. He assured that the respondents are serious about completion of the work, and 3 towers in which apartments of the complainants are located shall be completed within the time schedule given earlier.

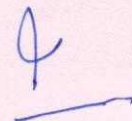
He also filed an application to demonstrate that the construction work has commenced and sufficient manpower and machinery has been mobilised. Miss Rupali Verma, learned counsel for the complainants drew attention of the Authority towards para 4 of the orders dated 15.02.2019 stating that nothing has been done by the respondents for commencing construction



work at the site. She also stated that statement of accounts in respect of the complainants have been handed over them only today, the complainant will need time to examine the same and make their submission before the court. Learned counsel suggested that the respondents are trying to buy time and are not following the directions of this Authority seriously, therefore, appropriate action should be initiated against them.


3. The Authority observes that the respondents are in the process of mobilising financial resources, manpower and machinery for commencing the construction work of the project. They have already submitted timelines for achieving various milestones. Funds also have been arranged, and contract for carrying out the civil work has been awarded. Now the Authority will monitor their progress every month. If the respondents are found to be defaulting at any stage suitable corrective action will be taken. The Authority will not dispose this matter till completion of the project.

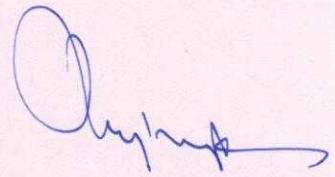
In order to avoid unnecessary logistical work, the **Complaint Nos 439/2018,440/2018,441/2018,442/2018,499/2018,518/2018,958/2018, 959/2018, 999/2018** are hereby disposed of as having been merged with **Complaint No.438of 2018 Ritu Nanda V/S RPS Infrastructure**. The **Complaint No. 438 of 2018** will be listed for hearing by this Authority every month. On the next date upto date progress achieved by the



respondents shall be placed before the Authority. The respondents are also directed to hold monthly meeting with all the allottees of the project, including the complainants, and apprise them of the progress of construction milestones. To observe that whether construction work has commenced in right earnest, the site of the project shall be inspected by a representative deputed by the Authority. The Law Associate concerned shall separately seek orders of the Authority for appointment of a representative who will visit the site on 16.4.2019. All the captioned nine complaint nos. 438,439,440,441,442,518,958,959,999,499/2018 are hereby disposed of and the proceedings of each of the complaint carried out so far stands subsumed into Complaint no 438/2018.

Adjourned to **23.04.2019**.


Anil Kumar Panwar
Member


Rajan Gupta
Chairman