HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 438 of 2021

HRERA, Panchkula ....COMPLAINANT(S)

VERSUS

Herman Properties Pvt. Ltd. ....RESPONDENT(S)

CORAM: Anil Kumar Panwar **Member**
Dilbag Singh Sihag **Member**

Date of Hearing: 15.09.2021

Hearing: 2nd

Present: - Sh. Harish, Learned Counsel for the promoter through video conferencing.

ORDER(Dilbag Singh Sihag-Member)

1. While perusing file, it has been revealed that present complaint has been registered against the respondent-promoter who is developing an affordable plotted colony under DDJAY on land measuring 53.356 acres in sector-42, Ambala city.

2. A complaint dated 09.03.2021 was received in the office of Authority from Sh. Sanjay Khera against following projects which have been registered with the Authority vide registration no.-

HRERA-PKL-AMB-34-2018 dated 08.08.2018

HRERA-PKL-AMB-35-2018 dated 08.08.2018

HRERA-PKL-AMB-36-2018 dated 09.08.2018

HRERA-PKL-AMB-37-2018 dated 08.08.2018

Complainant has raised following issues against the promoter:-

i. That the promoter has repeatedly failed to comply with the terms and conditions of the license no. 105 of 2012 issued by Town & Country Planning Department under DDJAY scheme for an area of 53.356 acres in sector-42, Ambala. He further alleged that the promoter has duped hundreds of allottees and no development works have been executed at site till date. There is no provision for proper drinking water, STP, no constructed roads at site etc.
ii. That the promoter has not obtained valid approvals from the competent Authority such as MOEF and State Government.
iii. That the promoter has sold 50% freezed area without obtaining prior approval of DTCP.
iv. That the BBA's executed with the allottees doesn't mention name of any authorized representative or address of any authorized representative.

This complaint was placed before the Authority in its meeting held on 16.03.2021 where the Authority had decided to issue notice to the promoter by registering a suo-motu complaint. Hence this complaint no. 438-2021 was registered against the

promoter and notice dated 07.04.2021 was issued to the respondent which got delivered on 10.04.2021.

2. Today, learned counsel Sh. Harish appeared before Authority and has undertaken that no part of the project has been sold other than permitted by DTCP at the time of granting license. Ld counsel categorically pleaded that no violation or contravention of license has been made by the promoter.

3. However, before considering the pleadings of ld counsel, he is directed to submit an affidavit in consonance with the statement made by him.

4. Adjourned to **15.11.2021**.

.....

ANIL KUMAR PANWAR
[MEMBER]

.....

DILBAG SINGH SIHAG
[MEMBER]

Haryana Real Estate Regulatory Authority • Panchkula • सत्यमेव जयते