



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

## 1. COMPLAINT NO. 839 OF 2019

Jyotsna Leekha

...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd.

....RESPONDENT(S)

## 2. COMPLAINT NO. 809 OF 2019

Pawan Rawal & Neerja Rawal

...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd.

....RESPONDENT(S)

## 3. COMPLAINT NO. 840 OF 2019

Kumar Jee Raina & Seema Raina

...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd.

....RESPONDENT(S)

## 4. COMPLAINT NO. 889 OF 2019

Shiv Ratan Goyal

...COMPLAINANT(S)

VERSUS

M/s Samar Estate Pvt. Ltd.

....RESPONDENT(S)

2

**5. COMPLAINT NO. 842 OF 2019**

Indrani Sharma & Vinod Sharma ...COMPLAINANT(S)

VERSUS

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

**6. COMPLAINT NO. 829 OF 2019**

Gurcharan Singh Baidwan ...COMPLAINANT(S)

VERSUS

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

**7. COMPLAINT NO. 923 OF 2019**

S C Dhamija & Shashi Dhamija ...COMPLAINANT(S)

VERSUS

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

**8. COMPLAINT NO. 1395 OF 2019**

Arvind Kumar Sharma ...COMPLAINANT(S)

VERSUS

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

**9. COMPLAINT NO. 2803 OF 2019**

Sanjay Singla ...COMPLAINANT(S)

VERSUS

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

**10.COMPLAINT NO. 133 OF 2020**

Randeep Latawa ...COMPLAINANT(S)

VERSUS

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

**11.COMPLAINT NO. 146 OF 2020**

Mamta Gupta ...COMPLAINANT(S)

VERSUS

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

**12.COMPLAINT NO. 167 OF 2020**

Ajay Narwal and Smt. Mani Narwal ...COMPLAINANT(S)

VERSUS

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

**13.COMPLAINT NO. 431 OF 2020**

Pankaj Kumar Bansal ...COMPLAINANT(S)

VERSUS

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

**14.COMPLAINT NO. 432 OF 2020**

Pankaj Kumar Bansal ...COMPLAINANT(S)

VERSUS

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

**15.COMPLAINT NO. 434 OF 2020**

Pankaj Kumar Bansal ...COMPLAINANT(S)

VERSUS

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

**16.COMPLAINT NO. 435 OF 2020**

Manish Jindal ...COMPLAINANT(S)

VERSUS

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

**17.COMPLAINT NO. 444 OF 2020**

Maa Vaishnu Stock and Securities Ltd. ...COMPLAINANT(S)

VERSUS

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

**18.COMPLAINT NO. 445 OF 2020**

Maa Vaishnu Stock and Securities Ltd. ...COMPLAINANT(S)

VERSUS

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

**19.COMPLAINT NO. 446 OF 2020**

Maa Vaishnu Stock and Securities Ltd. ...COMPLAINANT(S)

VERSUS

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

2

**20.COMPLAINT NO. 579 OF 2020**

Umesh Bassi and Rakesh Sobti and Vijay Kumar ...COMPLAINANT(S)

VERSUS

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

**21.COMPLAINT NO. 1112 OF 2020**

Manoj Kumar through SPA Shakti Sharn Dass ...COMPLAINANT(S)

VERSUS

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

**CORAM:**

**Anil Kumar Panwar  
Dilbag Singh Sihag**

**Member  
Member**

**Date of Hearing: 10.11.2021**

**Hearing:** re-hearing (15<sup>th</sup> in complaint nos. 839, 809,  
840,889,842,829,1395 of 2019

12<sup>th</sup> in complaint no.923 of 2019

10<sup>th</sup> in complaint no.2803 of 2019

9<sup>th</sup> in complaint no.133 of 2020

8<sup>th</sup> in complaint nos.146 of 2020

7<sup>th</sup> in complaint nos. 446, 434, 432, 431, 445, 435,

444, 579 of 2020

5<sup>th</sup> in in complaint nos. 1112 of 2020

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

None for the respondent

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

While perusing record, it is observed that above listed execution complaints had been disposed of by the Authority on 06.01.2021 by ordering recovery of decreed amounts as arrears of land revenue. Some of the complainants have approached the Authority stating that the amount of interest payable to them has been calculated and recorded incorrectly. Therefore, they prayed for review of the earlier orders of the Authority to the extent of correcting the recoverable amounts.

2. Authority got calculated the amounts afresh from its Accounts Department. Copies of revised calculations were supplied to various complainants for their verification and satisfaction so that final orders would be passed mentioning the correct amount to be recovered by the Collector from respondent company in every complaint file for execution of orders dated 06.01.2021 passed by the Authority and subsequent orders.



3. Learned counsel for the complainants categorically stated that calculations provided by the Authority are correct and acceptable to all the complainants except in complaint no.923 of 2019. In the said complaint, it has been pointed out that there is variation of about ₹50,000/- in calculation of interest. On verification and perusal of record, it is observed that calculation sheet provided by the complainant in complaint no. 923 of 2019 shows that an amount of ₹2,00,000/- (mentioned in column no.2 of calculation sheet supplied by the complainant) was taken back and the principal amount was to be treated as ₹35,91,700/-. So, the interest was calculated on the aforesaid principal amount as mentioned by the complainant in the calculation sheet. Whereas the complainant has calculated the interest on the above said deducted amount of ₹2,00,000/- that is why there is variation of an amount of ₹50,000/-. For the reason mentioned above the objection raised by the complainant is not accepted.

4. After consideration of the facts and pleadings made by the parties, Authority observes that complainants are satisfied with the calculations made by the Authority. After calculating interest afresh, the total recoverable amounts in all these cases have been given in following table:

S. No.	Complaint no.	Principal Amount	Interest Accrued Till 06.01.2021	Total Amount
1.	839 of 2019	₹61,39,755/-	₹ 61,48,734.56	₹1,22,88,489.56/-

2.	809 of 2019	₹61,49,131/-	₹77,27,019.48/-	₹1,38,76,150.48/-
3.	840 of 2019	₹44,85,350/-	₹73,59,988.16/-	₹1,18,45,338.16/-
4.	889 of 2019	₹53,96,971/-	₹54,83,216.62/-	₹1,08,80,187.62/-
5.	842 of 2019	₹32,63,033/-	₹62,50,516.09/-	₹95,13,549.09/-
6.	829 of 2019	₹62,59,746/-	₹74,65,682.08/-	₹1,37,25,428.08/-
7.	923 of 2019	₹35,91,700/-	₹66,48,417.99/-	₹1,02,40,117.99/-
8.	1395 of 2019	₹32,97,248/-	₹47,88,528.55/-	₹80,85,776.55/-
9.	2803 of 2019	₹16,92,500/-	₹16,51,381.49/-	₹33,43,881.49/-
10.	133 of 2020	₹50,27,000/-	₹54,94,957.63/-	₹1,05,21,957.63/-
11.	146 of 2020	₹36,55,000/-	₹46,17,569.25/-	₹82,72,569.25/-
12.	167 of 2020	₹36,68,000/-	₹45,80,102.98/-	₹82,48,102.98/-
13.	579 of 2020	₹48,14,233/-	₹40,08,772.16/-	₹88,23,005.16/-
14.	446 of 2020	₹24,92,500/-	₹22,69,657.03/-	₹47,62,157.03/-
15.	434 of 2020	₹32,42,500/-	₹29,03,438.71/-	₹61,45,938.71/-
16.	431 of 2020	₹30,42,500/-	₹27,40,078.85/-	₹57,82,578.85/-
17.	432 of 2020	₹40,71,868/-	₹37,69,600.09/-	₹78,41,468.09/-
18.	435 of 2020	₹48,86,834/-	₹44,19,746.80/-	₹93,06,580.80/-
19.	445 of 2020	₹39,42,500/-	₹34,62,776.11/-	₹74,05,276.11/-
20.	444 of 2020	₹39,42,500/-	₹34,61,816.25/-	₹74,04,316.25/-
21.	1112 of 2020	₹56,02,916/-	₹85,46,792.88/-	₹1,41,49,708.9/-

L



5. Recovery certificates be issued afresh and intimation be given to District Collector, Panchkula for issuing necessary directions to the concerned officer for recovery of outstanding amounts as arrears of land revenue. The District Collector shall send a compliance report to this Authority in this regard within 45 days from uploading of these orders.

6. Disposed of. Files be consigned to the record room and order be uploaded on the website.



ANIL KUMAR PANWAR  
[MEMBER]



DILBAG SINGH SIHAG  
[MEMBER]