



Complaint no. 679 of 2020

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 679 OF 2020

Col. Nagender Kumar Verma

....COMPLAINANT(S)

VERSUS

Suncity Projects Pvt Ltd.

....RESPONDENT(S)

CORAM: Rajan Gupta
Anil Kumar Panwar
Dilbag Singh Sihag

Chairman
Member
Member

Date of Hearing: 30.11.2021

Hearing: 8th

Present: - Mr. Abhnieet Taneja, Counsel for complainant
Mr. Anuj Grag, Convenor of Parikrama Resident Welfare
association in person.
Mr. Kamal Dahiya, Counsel for respondent,

ORDER (RAJAN GUPTA-CHAIRMAN)

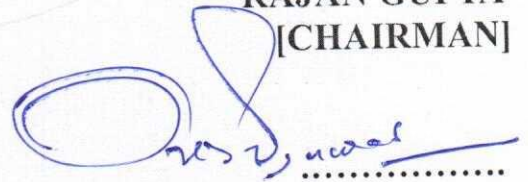
1. Present complaint has been filed by a group of 27 allottees for handing over administration of the project to the duly constituted resident welfare association. There are more than 1100 apartments in the project and only 27 allottees are before this Authority as complainants claiming relief on behalf of entire resident welfare association. As is evident from the facts placed on record that a duly constituted RWA is in existence. However, legal authority of executive body of the RWA is under challenge before Registrar of Societies. District registrar has issued a notice for election of new executive body the election is scheduled to be held on 26.12.2021.

2. Authority observes that the relief claimed by present complainants can only be granted to duly constituted RWA through their executive body. This complaint is infructuous at present as said relief cannot be granted at this stage. It is presumed that the maintenance of the society alongwith other rights including IFMS amount shall be handed over by the promoter to the duly elected body after its due constitution. If RWA feels aggrieved in any manner by conduct of respondent-promoter said RWA may approach this Authority for enforcing obligations of promoter in accordance with principles of RERA Act. Further, if present complainants feels dissatisfied with workings of executive body of the RWA they may file a petition before Registrar of Societies for redressal of those grievances. Accordingly this complaint is dismissed as being premature.

2. Case is disposed of. Order be uploaded on the website of the Authority and file 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]