



Complaint Nos. 1084, 1268/2021

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 1084 OF 2021

Sandeep Aggarwal

...COMPLAINANT

VERSUS

The President The Govt. Employees Cooperative
House Building Society Ltd.

....RESPONDENT

2. COMPLAINT NO. 1268 OF 2021

Sandeep Aggarwal

...COMPLAINANT

VERSUS

The President of The Govt. Employees Cooperative
House Building Society Ltd.

....RESPONDENT

CORAM: Rajan Gupta

Chairman

Dilbag Singh Sihag

Member

Date of Hearing: 16.12.2021

Hearing: 2nd in serial no. 1

1st in serial no. 2

Present: Sh. Sandeep Aggarwal, Ld. counsel for complainant through VC.

Sh. D.V. Rana, Ld. counsel for respondent.

ORDER (DILBAG SINGH SIHAG-MEMBER)

1. On perusal of case record it is found that nature and facts of these complaints are identical and pertain to same plot ~~of~~ the society, therefore, Authority decides to hear and decide these complaints together.

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2. Case of the complainant is that he was allotted plot no. 610 in the society "The Govt. Employees Cooperative House Building Society Ltd." through share certificate or re-allotment letter dated 12.06.2015. The grievance of the complainant is that the society has not got registered conveyance deeds in favour of any of its members in respect of their allotted plots till date. Thus, he requested that the Society be ordered to execute conveyance deeds of allotted plots.

Further, he stated that society has demanded from all of its members EDC and interest thereon under Samadhan Se Vikas-A One Time Settlement Scheme vide letter dated 23.04.2021. He requests that the society be ordered to refund the interest charged from all its members or plot-owners by selling its assets or vacant plots as the management of the society was at fault for not paying EDC timely due to which burden of the interest was levied upon the society and consequently, upon all of its members.

3. Respondent on the other hand stated that complainant has already taken possession of his plot. Moreover, society was also granted part completion certificate by TCP, Haryana on 04.01.2016.

As far as issue of conveyance deeds is concerned, management of the society has already decided in its meeting held on 17.10.2021 to start process of execution of conveyance deeds in favour of plot/shareholders and accordingly, they have made a request before Commissioner, Municipal

Corporation Rohtak for issuing plot ID so that conveyance deeds may be got executed in favour of shareholders.

4. After hearing both parties, Authority is of the view that the respondent is a co-operative society of the members and all decisions in respect of it are taken by its managing committee. Since there is no builder buyer relationship and the society has already received part completion certificate in 2016, the complainant is advised to raise his grievances in general body meeting of the society or before the managing committee of the society.

In light of the above, aforesaid complaints are **dismissed** being not maintainable before the Authority. Files be consigned to the record room and orders be uploaded on website of the Authority.



RAJAN GUPTA
[CHAIRMAN]



DILBAG SINGH SIHAG
[MEMBER]