



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

### Complaint No. RERA-PKL-275 of 2020

Ramesh Mahendru

...Complainant

Versus

SRS Real Infrastructure Ltd.

...Respondent

**CORAM:**

**Rajan Gupta  
Dilbag Singh Sihag**

**Chairman  
Member**

**Date of Hearing: 29.03.2022**

**Hearing: 5<sup>th</sup>**

**Present: -** Mr. Pragun Jasuja, Counsel for the complainant through VC

None for the respondent

**ORDER: (RAJAN GUPTA-CHAIRMAN)**

Brief facts of the case were recorded in the previous order dated 24.02.2022 and the same are reproduced below:

While perusing case file, it is observed that complainant had booked a plot bearing nos. as F-16 measuring 100 sq. yds. in respondent's project SRS Residency, Panchkula on 01.08.2015 by paying booking amount of ₹55,000/-. As per demands raised by the respondent from time to time, complainant had paid ₹5,39,107/- till 10.01.2017 against basic sale price of ₹5,50,000/-. Plot buyer agreement was executed on 15.02.2016 and as per agreement, respondent had to deliver possession within 36 months from date of execution of plot buyer agreement i.e. up to 15.02.2019. But till date, neither possession has been offered nor any construction work has been carried out at the site of the project. Thus, complainant prays for refund of the entire paid amount along with interest.

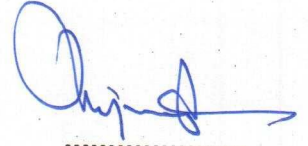
2. Notice has been successfully served to the respondent through jail superintendent. None is appeared on behalf of respondent nor any reply has been filed.

3. Authority observes that present complaint is not maintainable because the Authority earlier had disposed of complaints related to the similar project having same grievances wherein a report was received from DTP, Panchkula revealing that the colony named 'SRS Residency' is not a licensed colony. Though the project in question project in question is located in Panchkula District, Authority does not have jurisdiction to adjudicate the present complaint in view of Rule 2(o) of HRERA Rules 2017. Today, the complainant's counsel is not able to argue on the aforesaid point and he seeks adjournment for the same. So, the case is adjourned to 29.03.2022 for arguments.

2. No argument could be put forth by the complainant in support of his complaint. Accordingly, in view of aforesaid findings, the Authority decides that this complaint is not maintainable before it. The same is accordingly dismissed with liberty to the complainant to seek redressal of his grievance from competent Court.

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3. **Disposed of.** File be consigned to record room after uploading of order on the website of the Authority.



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**RAJAN GUPTA**  
**(CHAIRMAN)**



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**DILBAG SINGH SIHAG**  
**(MEMBER)**