

Complaint No. - RERA-PKL-COMP-27-2018.

2nd date of hearing: 22.03.2018.

Daljit Singh Dahiya

Vs

Parsvnath Developers Ltd.

Present: Sh. R.P. Dangi, Advocate.

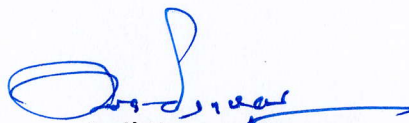
The complainant's averment is that he had booked a Shop No. GF-159 measuring 608 sq. Ft. with M/s Vardaan Buildtech Pvt. Ltd. in February, 2007 on paying a sum of Rs. 12,50,000/- as earnest money. The shop was to be constructed on the land which was transferred to M/s Vardaan Buildtech Pvt. Ltd. from M/s Prakash Infrastructure Pvt. Ltd. M/s Vardaan Buildtech Pvt. Ltd. had entered into a Development Agreement with M/s Parsvnath Developers Pvt. Ltd., the present respondent, on 16.06.2008. The respondent later reduced the size of the shop from Rs. 7000/- per sq. ft. to Rs. 6450/- per sq. ft. and asked the complainant to pay Rs. 1,22,560/-. The complainant paid the said amount vide receipt dated 07.04.2009 and a buyer agreement was executed in his favour on 22.07.2009. The complainant's grievance is that he has already paid Rs. 13,72,560/- out of the total sale consideration of Rs. 39,21,600/- but the respondent has failed to complete the construction on time, which was schedule to be on or before 21.01.2013. So, his prayer is now for refund of the amount and for compensation.

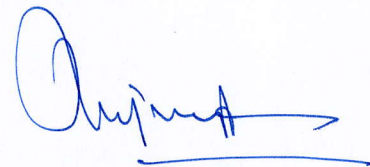
The complaint is prima-facie maintainable and a notice to respondent be therefore issued for 17.05.2018 with direction to file reply on or before 10.05.2018. The respondent is also directed to send a copy of the reply to the complainant at least one week prior to the actual date of hearing i.e. 17.05.2018. The respondent is also directed to furnish details about the present stage of the project and also to explain the manner in which he intends to vindicate the grievance of the complainant and other similarly place persons.

A copy of this order alongwith a copy of complaint and a copy of The Haryana Real Estate Regulatory Authority, Panchkula (Adjudication of Complaints), Regulations, 2018, be also sent to the respondent through speed post.

Secretary of the Authority shall take action accordingly.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman