



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

### 1. COMPLAINT NO. 246 OF 2021

Suchitra Jain

....COMPLAINANT

VERSUS

Samar Estates Pvt Ltd.

....RESPONDENT

### 2. COMPLAINT NO. 270 OF 2021

Kamlesh Kumar And Krishan Kumar

....COMPLAINANT

VERSUS

Samar Estates Pvt Ltd.

....RESPONDENT

### 3. COMPLAINT NO. 414 OF 2021

Rajiv Singh Dhull

....COMPLAINANT

VERSUS

Samar Estates Pvt. Ltd.

....RESPONDENT

### 4. COMPLAINT NO. 472 OF 2021

Santosh Garg

....COMPLAINANT

VERSUS

Samar Estates Pvt. Ltd.

....RESPONDENT

**5. COMPLAINT NO. 473 OF 2021**

Ritesh Garg

....COMPLAINANT

VERSUS

Samar Estates Pvt. Ltd.

....RESPONDENT

**6. COMPLAINT NO. 474 OF 2021**

Baldev Garg

....COMPLAINANT

VERSUS

Samar Estates Pvt. Ltd.

....RESPONDENT

**7. COMPLAINT NO. 666 OF 2021**

Colonel Om Kakkar

....COMPLAINANT

VERSUS

Samar Estates Pvt Ltd.

....RESPONDENT

**8. COMPLAINT NO. 699 OF 2021**

Joginder Singh Bedi and Ranveer Singh

....COMPLAINANT

VERSUS

Samar Estates Pvt Ltd.

....RESPONDENT

**CORAM:**

**Rajan Gupta  
Dilbag Singh Sihag**

**Chairman  
Member**



**Date of Hearing: 06.05.2022**

**Hearing:** 7<sup>th</sup> in complaint no.246, 270 of 2021  
5<sup>th</sup> in complaint no. 414, 666, 699 of 2021  
6<sup>th</sup> in complaint no. 472, 473, 474 of 2021

**Present: -** Mr. Vishal Madaan, Counsel for the complainants  
in all cases  
None for the respondent

**ORDER (RAJAN GUPTA-CHAIRMAN)**

1. These matters had come up for hearing on 15.02.2022 when one more opportunity was granted to the respondents to file their reply, however, reply has not been filed till date. Authority had observed that this is a stuck project. Construction activities at the site have not taken place for more than 5-6 years. The project is badly delayed. Initially the project was registered vide Registration No. HRERA-PKL-PKL-54 of 2018 dated 05.10.2018 but on account of the repeated defaults by respondent company the said registration was cancelled and the certificate of registration was withdrawn. On the basis of these findings, Authority has already allowed refund in a bunch of 33 complaints with lead complaint No.865 of 2019 vide order dated 09.10.2019.



Detailed speaking orders had been passed in the said lead complaint No.865 of 2019 dated 09.10.2019.

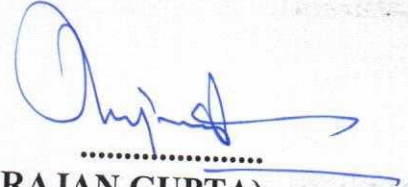
2. The facts and circumstances of the captioned bunch of 8 complaints are exactly similar to the matters already disposed of vide order dated 09.10.2019.

3. Accordingly, Authority disposes of the captioned complaints also in the same terms. Refund, therefore, is allowed in each of the cases.

4. The principal amount will be refunded to the complainants along with interest payable at the rate of MCLR plus 2% as was on the date of passing this order. The respondents shall refund the principal amount along with interest to each of the complainant as calculated by Accounts Department of the Authority and shown in the table below:

Sr. No.	COMPLAINT NO.	TOTAL AMOUNT PAID BY THE COMPLAINANT	INTEREST TO BE PAID BY RESPONDENT	TOTAL PAYABLE AMOUNT
1.	246 of 2021	₹54,99,693/-	₹45,05,306/-	₹1,00,04,999/-
2.	270 of 2021	₹57,02,780/-	₹50,85,701/-	₹1,07,88,481/-
3.	414 of 2021	₹63,68,500/-	₹47,80,661/-	₹1,11,49,161/-
4.	472 of 2021	₹56,90,143/-	₹50,01,822/-	₹1,06,91,965/-
5.	473 of 2021	₹57,64,174/-	₹49,24,726/-	₹1,06,88,900/-
6.	474 of 2021	₹57,60,902/-	₹49,26,079/-	₹1,06,86,981/-
7.	666 of 2021	₹16,00,000/-	₹22,53,656/-	₹38,53,656/-
8.	699 of 2021	₹60,41,872/-	₹50,49,179/-	₹1,10,87,051/-

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



.....  
(RAJAN GUPTA)  
CHAIRMAN



.....  
(DILBAG SINGH SIHAG)  
MEMBER

