

**Form - 'CRA' - II**  
[See rule 28(1)] (FOR REFUND)

**Complaint to the Haryana Real Estate Regulatory Authority, Gurugram**  
**(Claim for Refund U/s 18 of RERA Act, 2016)**

(Claim for relief, direction/orders and penalty proceedings under section 31 read with sections 35, 36, 37 and section 38 of the Real Estate (Regulation & Development) Act, 2016)

**For office use**

Date of filing	
Date of receipt at the filing counter of the Registry/receipt by post/online filing	
Complaint No.	
Signature	
Registrar	

**IN THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM**

Between .....	Complainant(s)
And .....	Respondent(s)

I \_\_\_\_\_/ authorised person on behalf of the complainant submit following information on oath: -

<b>1.</b>	<b>Particulars of the complainant(s)</b>		
(i)	Name(s) of the complainant/s		
(ii)	Address of the existing office /residence of the complainant/s		
(iii)	Address for service of all notices		
(iv)	Contact details		
	(a)	Phone No. : Landline	
	(b)	Mobile :	
	(c)	Email : (for service of the notices and official communications)	
(v)	Particulars of the authorised representative, if any		
	(a)	Name and Profession	
	(b)	Address of the existing office	
	(c)	Address for service of all notices	
	(d)	Contact details	
	I.	Phone No. : Landline	
	II.	Mobile :	

			III.	Email : (for service of the notices and official communications)			
<b>2.</b>	<b>Particulars of the respondent(s)</b>						
	(i)	Name(s) of the respondent/s					
	(ii)	Address of the existing office /Residence of the respondent/s					
	(iii)	Address for service of all notices					
	(iv)	Contact details					
		(a)	Phone No. : Landline				
		(b)	Mobile :				
	(c)	Email : (for service of the notices and official communications)					
	(v)	Particulars of the authorized representative, if any					
		(a)	Name and Profession				
		(b)	Address of the existing office				
		(c)	Address for service of all notices				
		(d)	Contact details				
			I.	Phone No. : Landline			
II.			Mobile :				
III.	Email : (for service of the notices and official communications)						
<b>3.</b>	<b>Jurisdiction of the Authority</b>						
The complainant/authorised representative of complainant declares that the subject matter of the claim falls within the jurisdiction of the Authority.							
<b>4.</b>	<b>Brief facts (Annexure-I)</b>						
<b>5.</b>	<b>Relief(s) sought</b>						
In view of the facts mentioned in paragraph 4 above, the complainant/s prays for the following relief(s)							
[Specify below the relief(s) claimed explaining the grounds of relief(s) and the legal provisions (if any) relied upon]							
S.N.	Relief sought						
1.	In case of failure to give possession the allottee wishes to withdraw from the project and without prejudice to any other remedy available seeks return of the amount received by the promoter in respect of the allotted unit with interest at the prescribed rate.						
(i)	Amount paid						
(ii)	Total interest at prescribed rate i.e. MCLR + 2% till the date of filing of complaint on the						

	(iii)	Total claim (Refund)		
	2.	Any other relief		
<b>6.</b>	<b>Complainant not pending with any other court, etc.</b>			
	The complainant/s further declares that the matter regarding which this complaint has been made is not pending before any court of law or any other authority or any other tribunal(s).			
<b>7.</b>	<b>Particulars of demand draft/ bankers' cheque or online payment in respect of the fee in terms of sub-rule (1) of rule 28:</b>			
	(i)	Amount		
	(ii)	Name of the bank on which drawn		
	(iii)	Demand draft number/bankers cheque/online payment transaction no and date	DD/Cheque No.	Date
<b>8.</b>	<b>List of enclosures</b>			
	(i)	Copy of allotment letter		
	(ii)	Copy of BBA		
	(iii)	Copy of statement of account		
	(iv)	Copy of letter of offer of possession, if any		
	(v)	Any other document relied upon by the complainant/s and referred to in the complaint		
	(vi)	An index of documents [To be generated at the time of PDF generated online]		
<b>Signature of the complainant(s)</b>				
<b>Verification</b>				
I _____ (name in full block letters) [son / daughter] of _____ the complainant/authorised representative do hereby verify that the contents of complaint are true to my/our personal knowledge and belief and that I/we have not suppressed any material fact(s).				
Place: _____				
Date: _____				
<b>Signature of the complainant(s)/Authorised representative</b>				

**ANNEXURE - I**

<b>1.</b>	<b>Unit related details (if applicable)</b>								
(i)	Type of real estate								
(ii)	Unit No./ Plot No.								
(iii)	Tower No./ Block No.								
(iv)	Size of the plot in case of plot								
(v)	Carpet area of the unit in sq.ft. in case of apartment								
(vi)	Payment plan construction linked/time linked possession linked/ down payment plan/ any other payment plan								
(vii)	Date of booking								
(viii)	Date of allotment								
(ix)	Date of execution of BBA (copy of BBA be enclosed as Annexure 2)								
(x)	Due date of possession as per BBA			Clause No.					
				Content					
(xi)	Due date of possession as per allotment letter/ MoU if BBA not executed (copy of allotment letter/ MoU be enclosed as Annexure 3)								
(xii)	Operating clause of BBA/ AL/ MoU regarding refund			Clause No.					
				Content					
(xiii)	Promised date of handing over possession								
(xiv)	Delay in handing over of possession till the date of filling complaint								
(xv)	Payment details/ calculation sheet								
	(a)	Total sale consideration							
	(b)	Total amount paid by the allottee/s till date							
	(c)	Payments made by allottee/s							
		S.N.	Cheque No./ Receipt No.	Dates of payment	Total amount paid	Rate of interest	No. of days delay till filing of the complaint	Total interest amount	
1.									
2.									

		(d)	1.	Total amount paid till date of which refund is claimed	
			2.	Interest accrued till date on the amount claimed (at the rate of SBI by highest marginal rate of interest + 2%)	
			3.	Total amount claimed for refund after adding interest	
<b>2.</b>	<b>Project related details</b>				
	(i)	Name of the project			
	(ii)	Location of the project			
	(iii)	Nature of the project			
	(iv)	Registered/ Unregistered			
	(v)	If registered, registration no. and validity of registration			
	(vi)	Status of the project as per complainant	Status of the project	Percentage of completion	
	(vii)	Whether occupation certificate/ part completion certificate/ completion certificate obtained/ or not			
Signature					
Complainant(s)/Authorised representative					