

**REAL ESTATE REGULATORY AUTHORITY
HIMACHAL PRADESH**

HPREERA/OFL/Misc/33/2-25

IN THE MATTER OF:-

Associations of Allottees of Chester Hills, Solan

.....Complainants

Versus

M/s N G Estates promoters & Developers of Chester Hills Project & Ors.

.....Respondents

Interim Order

Coram:- Chairperson and Members

1. The complainants, being allottees and residents of Chester hills Project, Solan, have approached and filed an application dated 09.09.2025 diarized as 791 before this Authority under the Real Estate (Regulation and Development) Act, 2016, alleging that despite having paid all dues, the Respondent/Builder has stopped supply of water, electricity, common area lighting, and lifts, thereby causing severe hardship to residents including senior citizens, children, and persons with health conditions.
2. It is further stated that while a commercial block (hotel) within the same project is being supplied with water and electricity, the genuine allottees of residential flats are being denied such

essential services. It is also stated that the threats have also been made by the Respondent to disconnect domestic electricity meters through emails/communications sent to the HPSEBL authorities.

3. On a prima facie consideration of the record, this Authority is satisfied that the allegations disclose a case of denial of basic and essential services, which are required to be maintained by the promoter under the provisions of the RERD Act, 2016, particularly:

Section 11(4)(d) -Duties of Promoter

The promoter be responsible for providing and maintaining the essential services, or reasonable charges, till the taking over of the maintenance of the project by the association of the allottees;

Section 36-Power to issue interim orders

Where during an inquiry, the Authority is satisfied that an act in contravention of this Act, or the rules and regulation made thereunder, has been committed and continues to be committed or that such act is about to be committed, the Authority may, by order, restrain promoter, allottee or real estate agent from carrying on such act until the conclusion of such inquiry until further orders, without giving notice such party, where the Authority deems it necessary.

Section 37- Powers of Authority to issue directions


The Authority may, for the purpose of discharging its functions under the provisions of this Act or rules or regulations made there under, issue such directions from time to time, to the promoters or allottees or real estate agents, as the case may be, as it may consider necessary and such directions shall be binding on all concerned.

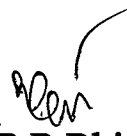
4. Notice be issued to respondent for 29.09.2025. This application be treated as separate complaint and registered offline. However, to prevent the interest of the parties, this Authority prima facie being of the considered opinion that denial of water, electricity, and lift facilities amounts to violation of the statutory obligations of the promoter and endangers the health and safety of the residents. The Authority hereby issues following interim directions:


- a) The Respondent/Builder shall immediately restore water supply, electricity, lifts, and common area lighting to all residents of Chester hills Project.
- b) The Respondent is restrained from tampering with or disconnecting electricity meters, water connections, or any other essential facility of the complainants till further orders.
- c) HPSEBL and other concerned utility providers are directed to ensure continuity of supply of electricity and water to the complainants/residents and not to act on

any communication of disconnection made by the Respondent without prior approval of this Authority.

- d) Any violation of this interim order shall invite proceedings under Sections 63 and of the RERD Act, 2016, including penalties and other action as permissible by law.
- e) List the matter for hearing on 29.09.2025 at 03:00 PM through webex.


Sh. Amit Kashyap
MEMBER


Sh. R.D Dhiman
CHAIRPERSON


Sh. Vidur Mehta
MEMBER