

REAL ESTATE REGULATORY AUTHORITY,
HIMACHAL PRADESH, ANNEXE BUILDING, MAJHITA HOUSE, SHIMLA-
171002

Omaxe Park wood Resident Welfare Association through its President.

Versus

M/S Omaxe Ltd. International Trade Towers, Mullanpur, Madhya Marg, New
Chandigarh (Pb)

Present:

Shri Sanjay Batra, President, Omaxe Park wood Resident Welfare
Association,

Shri Pradeep Dubey, Omaxe Park wood Resident Welfare Association,

Shri Kulbhushan Bali, Omaxe Park wood Resident Welfare Association,

Shri S.P. Chhabra, Omaxe Park wood Resident Welfare Association,

Shri Vijay Sharma, Omaxe, Park wood Resident Welfare Association,

Complaint(s) in person

Shri Bhupinder Singh, President, M/S Omaxe Ltd. New Chandigarh,

Shri A.K. Pandey, Vice, President, M/S Omaxe Ltd. New Chandigarh,

Shri Sanjeev Kapil, Vice President (F.P), M/S Omaxe Ltd. New Chandigarh,

Shri Sameer Thakur, Counsel for M/S Omaxe Ltd. New Chandigarh,

Non-Complainant/Respondent

Shri Mayank Manta, Asstt Distt Attorney for state of Himachal Pradesh.

INTERIM ORDER

The above matter was listed today, on 2nd March 2020.

On the last date of hearing i.e. 17th Feb. 2020, the contesting parties
were directed to settle the issues by having a reconciliatory meeting
between them.

We are informed today that both the parties met on 23rd Feb. 2020 and
again on 29th Feb. 2020, to discuss and settle various issues. Both the
parties have confirmed that the meetings were very fruitful and major issues
have more or less been resolved. It was pointed out that it has been agreed
by the promoters (Respondent) to complete the clubhouse building by 31st
May, 2020. It has also been agreed by them, that boundary wall will be

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completed by 31st May, 2020, except the stretch where additional towers are to be constructed/completed. The Authority felt satisfaction about the mutual resolution of major issues.

It was also pointed out before the bench, that the many allottees have not got the sale deeds registered for the apartments/ properties allotted to them, though they have already taken the possession of the apartments/properties. The Authority took serious note of this issue and directed that all the allottees, who have been allotted apartments and their units are complete must get their properties registered by 31st May, 2020. We further direct that no holding charges will be taken from such allottees, by the promoters, in case the sale deeds are registered on or before 31st May, 2020.

Thus, the Authority directs that the Clubhouse and the boundary wall (as discussed above) be completed by 31st May, 2020 and rest of the facilities be completed by Oct, 2020, as agreed between the parties. The sale deeds must be registered by 31st May, 2020 by the allottees, otherwise authority will be constrained to take further action against them.

Both the parties are requested to meet again to resolve the remaining issues amicably. The matter be listed on 17th June, 2020 for further hearing.

skand
Dr. Shrikant Baldi – Chairman

B. Badalia
B.C.Badalia – Member

Rajeev Verma
Rajeev Verma - Member