



Real Estate Regulatory Authority

Government of Himachal Pradesh

Complaint Application

Application No.

CTA1220220006

printed : 20-04-2024 12:08 PM

Complaint Details

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|------------------------|--|
| Complaint Subject | Complaint against M/S Delanco Realtors Pvt. Ltd. |
| Facts of the complaint | <p>Complainant Vikram Vohra wants to submit as follow:</p> <ol style="list-style-type: none">1. Complainant has booked a plot at Samavana-1, at Shakrila, Kuthar, Solan which was a DLF project under its subsidiary namely Delanco Realtors DLF Homes Panchkula Private Limited. The agreement was executed on dated 21.09.2012 being agreement no. 0073 with BSP Rate of 23,920 per square meters with booked area of 278.51 square meters vide which some of Rs. 47,96,611 stands paid to the realtors by the complainant and his wife Smt. Madhu Vohra with scheduled date of delivery in 18 months. Copy of the costumer ledger is annexed herewith as an Annexure C-I.2. That more than 9 years have passed yet the date of possession has been time and again delayed by the realtor on one pretext or the other. The complainant has innumerable time trying to contact and consult with the realtor to either delivery the possession to them or to refund the advance amount with interest at the prevailing bank rate of interest, yet no response was ever given by the realtor to the complainant, whereas, realtors continued to make merry with the hard-earned money of the complainant interested to the realtor for the delivery of his property.3. That the realtor has been deliberately dilly-dallying the matter of the complainant since long despite having the knowledge that they are not in a position to deliver the said project despite all their efforts as they do not possess the legal sanctity, thus warranting hefty fine be imposed upon the realtor which shall be released as compensation to the complainant. The actions of the realtor further merits that statutory interest be paid to the complainant from the date of the making of first payment by the complainant to the realtor along with levy of costs to the amount of Rs. 2 Lakhs as well as a further levy of Rs. 10 Lakhs as compensation for mental & physical harassment suffered by the complainant due to the actions of the realtor. |
| Reliefs Sought | Refund of the amount i.e. Rs. 47,96,611 paid to the realtors by the complainant and his wife Smt. Madhu Vohra along with statutory interest be paid to the complainant from the date of the making of first payment by the complainant to the realtor along with levy of costs to the amount of Rs. 2 Lakhs as well as a further levy of Rs. 10 Lakhs as compensation for mental & physical harassment suffered by the complainant due to the actions of the realtor. |

Complainant Details

| | Personal Info | Contact Details | Address | Notice Address |
|----|--|---|---|---|
| 1. | VIKRAM VOHRA Father : Sh. ASHOK KUMAR Type : Allottee | 7018914611 mr.shaktibhardwaj@gmail.com | House no. AG/110, Nirvana Country, Village Tikri, Tehsil. Gurgaon, Haryana, India, Gurgaon, Haryana, 122001 | House no. AG/110, Nirvana Country, Village Tikri, Tehsil. Gurgaon, Haryana, India, Gurgaon, Haryana, 122001 |
| 2. | MADHU VOHRA Father : Sh. ISHWAR LAL BHATIA Type : Allottee | 7018914611 mr.shaktibhardwaj@gmail.com | House no. AG/110, Nirvana Country, Village Tikri, Tehsil. Gurgaon, Haryana, India, Gurgaon, Haryana, 122001 | House no. AG/110, Nirvana Country, Village Tikri, Tehsil. Gurgaon, Haryana, India, Gurgaon, Haryana, 122001 |





Respondent Details

| | Personal Info | Contact Details | Address | |
|----|---|------------------------------------|--|--|
| 1. | DELANCO REALTORS PRIVATE LIMITED Type : Project Category : Non-Individual RERA Reg No : RERAHPSOP08170004 | 9717188222 singh-gurjyot@dlf.in | 1E, Jhandewalan Extension, Naaz Cinema Complex, New Delhi, Delhi (110057), New Delhi, Delhi, 110057 | |

Documents relied upon by the complainant and referred to in the complaint

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|----|--------------|---|
| 1. | Annexure C-I |   |
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Other Documents as annexed along with the complaint

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| 1. | Annexure C-II |   |
| 2. | Annexure C-III |   |

Declaration

Jurisdiction of the Authority

☒ I **SHAKTI BHARDWAJ** declare that the subject matter of the claim falls within the jurisdiction of the authority.

Complaint not pending with any other Court

Whether this Complaint is pending with any other court, etc.? : **No**

☒ I **SHAKTI BHARDWAJ** declare 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).

Declaration and Verification

☒ I **SHAKTI BHARDWAJ**, S/O **Sh. JAG MOHAN BHARDWAJ** do hereby verify that the given details are true to my personal knowlege and belief and that I have not suppressed any material fact(s).

Place : **Shimla**

Date : **27/12/2022**

Registration Fee

Fee Amount

₹ 500

Payment Status :  **Payment Received**

Payment Mode : **Online**

Transaction No. : **HPR271220220001**

Transaction Date : **27/12/2022 06:09 PM**

Bank Details : **SBIN~236192426790**