



# Real Estate Regulatory Authority

Government of Himachal Pradesh

Complaint Application

Application No.

**RERAHPKACTA11180007**

printed : 31-05-2023 09:47 PM

## Complaint Details

Complaint Subject	<b>Complaint against Shri Bulders Prop. Uday Swroop Bharadwaj</b>
Facts of the complaint	<p>I booked a flat no S-5 measuring 1293 Sqft situated on second floor in Shri Panchsheel Complex. On plot at mohal and mouja palampur khass palampur NH22 and paid 2 lakh rupees on 27-08-2010 as booking out of 2370000 of total cost and requested him for execution for sale agreement. But the builder kept on postponing the execution of agreement deliberately on one pretext or other. Till 9-9-2010 Up to this time I Paid 8 lack rupees in advance as goodwill. Then on 9-9-2010 he prepared the agreement without consulting me, I objected to all the clauses of the agreement with were totally in the favor of builder only. On my repeated objection he gave assurance that no problem arrives in future and the possession will be given within 9 months and all the allottees have sign simmer agreements. As the builder being in dominant position as he already accepted rupees 8 lacks li had no option but to sign the agreement. After I paid full amount of the consideration money 2370000 within one year. Builder should have handed over session within one year after booking but so far neither possession no compensation has been paid except assurances. Though more than 8 years have elapsed since booking of flat.</p> <p>People say that after collection of hue amount in advance from allottees the builder have diverted money to construct a hotel named citadel resorts at Jia village Tehsil Palampur with was under that time and has been competed long back. Firstly as per guidelines he should have not asked and accepted money advance before signing the agreement. Project is not registered so far. It should have been resisted by 31 July 2017 as per RERA Notification.</p>
Reliefs Sought	<b>1. To deliver the possession of flat within one month after completion/Occupation certificate. 2. Builder may be directed to pay cumulative interest @18 % per Annam on the amount paid from the date of first payment till possession. 3. Rupees 5 lakh on account of mental harassment &amp; Mental agony. 4. Cost of complaint &amp; Other relief which H'onble regulatory authority deems fit.</b>




## Complainant Details

	Personal Info	Contact Details	Address	Notice Address
1.	DR ARUN KUMAR Father : <b>Sh. JAGESHWAR SAHAI</b> Type : <b>Allottee</b>	9862027955 arun634@gmail.com	C/O Dr. RC Saxena Near Coldstore Jalbambi, Village Tharu, Teh. Nagrota, Kangra, Himachal Pradesh, 176047	C/O Dr. RC Saxena Near Coldstore Jalbambi, Village Tharu, Teh. Nagrota, Kangra, Himachal Pradesh, 176047

## Respondent Details

	Personal Info	Contact Details	Address
1.	UDAY SWROOP BHARADWAJ Type : <b>Project</b> Category : <b>Non-Individual</b>	9305515086 udai.bhardwajjiya@gmail.com	Shop No 122 first floor old bus stand Market, Teh Nagrota Bagwan, Kangra, Himachal Pradesh, 176047

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

1.	First Three Payments Slip	 
2.	Fisrt page of Agreement	 

**Other Documents as annexed along with the complaint**

 No Records to Display

## Declaration

### Jurisdiction of the Authority

I **ARUN KUMAR** 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 **ARUN KUMAR** 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 **ARUN KUMAR**, S/O **Lt. Sh. JAGESHWAR SAHAI** do hereby verify that the given details are true to my personal knowledge and belief and the i have not suppressed any material fact(s).

Place : **Imphal**

Date : **07/02/2022**

**Registration Fee**

Fee Amount

**₹ 500**

Payment Status :  **Payment Received**

Payment Mode : **Online**

Transaction No. : **33051020181114174414**

Transaction Date : **14/11/2018 12:00 AM**

Bank Details : **NA**