



# Real Estate Regulatory Authority

Government of Himachal Pradesh

Complaint Application

Application No.

CTA0220220006

printed : 31-05-2023 09:40 PM

## Complaint Details

Complaint Subject	<b>REGARDING FLAT</b>
Facts of the complaint	<p>That a 3 Bed Room Flat No. 101, Himachal One, opposite Dr. Reddy Laboratories Vill.Malku Majra, Baddi, Tehsil Nalagarh, District Solan, Himachal Pradesh was purchased in December 2009 for Rs 21,50,000/- basic Price plus Rs 1,50,000 Car parking i.e. total amount Rs 23,00000/- vide Apartment Buyer Agreement dated 23.12.2009.</p> <p>2. The full payment of Rs23,00000/- was made on 30.1.2010 no dues was given by ADP.</p> <p>3. Further additional payment of Rs 2,95,000/- was made on 14.4.2012 for electricity charges, EDC, Service Tax and Maintenance security as demanded by The Developer vide letter no. ADP/2012 dated 5.1.2012 and reminder dt 20.3.12 for handing over possession of Flat No. 101 vide which ADP promised to execute Registry of apartment in the month of March/April 2012 which is still pending.</p> <p>4. The rent is due in lieu of Flat No. 101 being used as store by the developer. Arrear of rent is also pending after 1.5.2012 as a result of failure of giving physical possession by ADP.</p> <p>5.. That no temporary Allotment cum possession letter was given by ADP like others till date</p> <p>That a 3 Bed Room Flat No. 101, Himachal One, opposite Dr. Reddy Laboratories Vill.Malku Majra, Baddi, Tehsil Nalagarh, District Solan, Himachal Pradesh was purchased in December 2009 for Rs 21,50,000/- basic Price plus Rs 1,50,000 Car parking i.e. total amount Rs 23,00000/- vide Apartment Buyer Agreement dated 23.12.2009.</p> <p>2. The full payment of Rs23,00000/- was made on 30.1.2010 no dues was given by ADP.</p> <p>3. Further additional payment of Rs 2,95,000/- was made on 14.4.2012 for electricity charges, EDC, Service Tax and Maintenance security as demanded by The Developer vide letter no. ADP/2012 dated 5.1.2012 and reminder dt 20.3.12 for handing over possession of Flat No. 101 vide which ADP promised to execute Registry of apartment in the month of March/April 2012 which is still pending.</p> <p>4. The rent is due in lieu of Flat No. 101 being used as store by the developer. Arrear of rent is also pending after 1.5.2012 as a result of failure of giving physical possession by ADP.</p> <p>5.. That no temporary Allotment cum possession letter was given by ADP like others till date.</p>
Reliefs Sought	<b>That All payment of Flat No 101 along with interest may be refunded/immediately.</b>























## Complainant Details

	Personal Info	Contact Details	Address	Notice Address
1.	GEETA Father : <b>Lt. Sh. RAM SINGH</b> Type : <b>Project (CTA0220220006)</b>	9988400431 geetarani1461@gmail.com	H NO - 3377, SECTOR -32 D, Chandigarh, Chandigarh, 160030	H NO - 3377, SECTOR -32 D, Chandigarh, Chandigarh, 160030

## Respondent Details

	Personal Info	Contact Details	Address	
1.	JAGJIT SINGH AHLAWAT Type : <b>Project</b> Category : <b>Individual</b> RERA Reg No : <b>RERAHPSOP06180035</b>	3501488466 adp.northindia@gmail.com	H NO - 46, FIRST FLOOR, SECTOR - 10, PANCHKULA, Panchkula, Haryana, 134109	

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

1.	APARTMENT BUYER AGREEMENT DATED 23.12.2009 SR NO 1	 
2.	COPY OF FULL PAYMENT MADE TO ADP AND NOC DATED 1.12.2012 ISSUED BY ADP ANNEXURE 2 & 2.1	 
3.	COPY OF LETTER DATED 5.01.2012 AND REMINDER DATED 20.03.12 FROM ADP REGARDING MISCELLANEOUS CHARGES	 
4.	COPY OF RECEIPT OF RS 2,9500 DATED 14.04.2012 FOR MISCELLANEOUS CHARGES ANNEXURE 4	 
5.	COPY OF LETTER NO. ADP/2012 DATED 26.11.2012 FOR OFFER OF POSSESSION OF FLAT NO. 101 ANNEXURE 5	 
6.	COPY OF LETTER DATED 04.11.2019 AND REMINDER DATED 18.12.2019 TO AUTHORIZED SIGNATORY FOR REDR. GRI.	 
7.	COPY OF LETTER DATED 27.03.2021 TO ADP FOR CHANGE OF CORRESPONDENCE ADDRESS ANNEXURE 7	 
8.	COPY OF LETTER DATED 24.11.2021 FOR CLAIM OF RENT	 
9.	COPY OF LEGAL NOTICE DATED 14.12.2021 TO ADP FOR REDRESSAL OF GRIEVANCE ANNEXURE 9	 
10.	COPY OF LETTER OF REPLY DATED 15.12.2021 BY ADP	 
11.	COPY OF LETTER DATED 01.01.2022 BY RESPONDENT TO ADP ANNEXURE 11	 

## Declaration

### Jurisdiction of the Authority

I **GEETA** 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 **GEETA** 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 **GEETA**, D/O **Lt. Sh. RAM SINGH** 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 : **CHANDIGARH**

Date : **26/02/2022**

**Registration Fee**

Fee Amount

**₹ 500**

Payment Status :  **Payment Received**

Payment Mode : **Online**

Transaction No. : **HPR260220220006**

Transaction Date : **26/02/2022 06:01 PM**

Bank Details : **sbiipay~202205739355713**