



# Real Estate Regulatory Authority

Government of Himachal Pradesh

Complaint Application

Application No.

CTA0820220001

printed : 31-05-2023 09:21 PM

## Complaint Details

|                        |  |
|------------------------|--|
| Complaint Subject      | <b>RERA COMPLAINT</b>  |
| Facts of the complaint | <p>By Registered Post &amp; online</p> <p>To 31 July 2022</p> <p>The REAL ESTATE REGULATORY AUTHORITY,<br/>Annexe Building, MajithaHouse,near HP Secretariat,<br/>Chhota Shimla, Himachal Pradesh. 171002</p> <p>Subject:- Second complaint against Group Colonizers Pvt Ltd. Una. Director Smt. InduWalia w/o Ram Parkesh, for non-registration of housing/commercial project in Village BhadolianKhurdParwar circle Malahat Tehsil &amp; Dist. Una. HP.</p> <p>Dear Sir,</p> <p>I request you to register a complaint of serious violation of RERA act, for non-registration of Housing/Commercial project against Smt. InduWalia w/o Ram Parkeshsingh Director Group Colonizers Pvt Ltd H.No 108 Ward No 8 RakkarColony BasantviharUna HP.</p> <p>Following are facts of complaint</p> <ol style="list-style-type: none"><li>1. InduWalia dealing in real estate in village BhadolianKhurd through her non Himachali husband Ram Parkesh Singh since 2007.</li><li>2. She is in real estate business of buying cheap green hilltops, levelling them in an unauthorised way. Plotting &amp; selling even making commercial buildings and then selling.</li><li>3. She is neither registered agent of RERA nor registered under any project, even after 1<sup>st</sup> complaint made in HP RERA in Feb 22. Reference ANX 3</li><li>4. Attached ANX 1 is the recent detail of undivided plots sold by InduWalia in villageBhadolianKhurdTCP area.</li></ol> |

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5. Attached ANX 2 is available details of land of InduWalia in Village BhadolianKhurd. Tehsil & Dist. Una HP.
6. Plots are being sold beside NH 503 after privately making drawing of Colony & affidavit given in Vasika No 2380/6-08-15 is a clear evidence of that as shown in ANX 4
7. Total No of undivided/commercial & residential plots sold are 18 since 2017 onwards without any registration in HPRERA.
8. Since there was already complaint filed in RERA in Feb 2022 for Malahat area InduWalia has not made any effort for registration in RERA for BhadolianKhurd.
9. Sale of plots already reported to but no results.

You are requested to take note of my complaint and ask InduWalia to get project registered under HPRERA.

Meanwhile you are requested to order stay on the entire Khasara numbers of InduWalia as detailed in ANX 2 (area 64.29 Kanals).

Thanking You,

Yours Sincerely

Bhavak Parasher 9418153692

H.No 506 Zail Singh Colony,

RoopNager 140001.

Bhavak.parasher@yahoo.com

















## Complainant Details

|    | Personal Info   | Contact Details                         | Address  | Notice Address  |
|----|---|---|--|---|
| 1. | BHAVAK PARASHER<br>Father : <b>Lt. Sh.</b><br><b>GAJANAND PARASHER</b><br>Type : <b>Other</b> | 9418153692<br>bhavak.parasher@yahoo.com | NARAYAN NIWAS, VPO<br>AMBOTA, TEHSIL AMB, Una,<br>Himachal Pradesh, 177205 | H.NO. 506, ZAIL SINGH<br>NAGAR, Rupnagar, Punjab,<br>140001 |

## Respondent Details

|    | Personal Info   | Contact Details                    | Address  |  |
|----|---|------------------------------------|--|--|
| 1. | INDU WALIA W/O RAM PARKASH SINGH<br>Type : <b>Project</b><br>Category : <b>Individual</b> | 9882788888<br>singhmony9@gmail.com | 108, basant vihar, UNA ROAD,,<br>Una, Himachal Pradesh, 174303 |  |

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

|    |                       |   |
|----|-----------------------|---|
| 1. | ANNEXURE-1            |   |
| 2. | ANNEXURE-1 jamabandis |   |
| 3. | ANNEXURE-1 vasikas    |   |
| 4. | ANNEXURE-2            |   |
| 5. | ANNEXURE-4            |   |
| 6. | ANNEXURE-3            |   |
| 7. | ANNEXURE-2 forwarding |   |
| 8. | ANNEXURE-1 forwarding |   |

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

 No Records to Display

## Declaration

### Jurisdiction of the Authority

I **BHAVAK PARASHER** 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 **BHAVAK PARASHER** 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 **BHAVAK PARASHER**, S/O **Lt. Sh. GAJANAND PARASHER** 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 : **ROPAR**

Date : **17/02/2022**

**Registration Fee**

Fee Amount

**₹ 500**

Payment Status :  **Payment Received**

Payment Mode : **Online**

Transaction No. : **HPR010820220001**

Transaction Date : **01/08/2022 10:25 PM**

Bank Details : **SBIN~IGAOBBGUA4**