



# Real Estate Regulatory Authority

Government of Himachal Pradesh

## Complaint Application

Application No.

**CTA1220220007**

printed : 08-05-2024 08:28 PM

### Complaint Details

Complaint Subject	<b>Regarding possession of Plot no 158 in Parkwood II Baddi Solan HP</b>
Facts of the complaint	<ol style="list-style-type: none"><li>1. That I have purchased a plot No.158 in Parkwood II project at Baddi, Himachal Pradesh.</li><li>2. The plot was supposed to be 150 square metres and all the payment was made on time.</li><li>3. Later I received a communication from Omaxe that there is extra land with the plot and the plot size is 181.37 sq. mts (216 Sq yards approx.)and I have to pay extra money @12500/- per square metres.</li><li>4. Accordingly I paid the extra money.</li><li>5. I was offered the possession of the plot and accordingly I went to Baddi to take over the possession of the plot.</li><li>6. The size of the plot was not even 150 sq.mts when physical possession of plot was offered.</li><li>7. The plot had an area of about 137 sq. Metres. Hence,the possession of the plot could not be taken over and I was assured by Mr. Sandeep Bansal that Omaxe will resolve the issue and will hand over 181.37 sq mts.</li><li>8. No communication was received from after that. However I visited the Office of Omaxe at Chandigarh several times and Mr. Alok Kapur assured me to offer the possession of the plot after discussion with head office at Delhi and return the extra amount with interest.</li><li>9. He told me that the size of the plot is about 151 sq. Mts. on paper.</li><li>10. But again the Physical size of the plot is about 137sq.mts. at site.</li><li>11. Now I have received a letter from Omaxe that I may get the plot registered before 15<sup>h</sup> February 2019.</li><li>12. How can I get the plot registered when there is no physical possession of the plot and what happens to the extra payment?</li><li>13. The current market price of the land in that locality is about Rs. 33000/- per sq. mt.</li><li>14. On my repeated telephonic requests to resolve the matter I was assured that the matter will be resolved</li><li>15. On 24th March 2023 I received an email from customer relations department of Omaxe that the plot size is 151 sq yards ( approx. 126 sq metres) and is ready for possession and the extra amount will be refunded to me.</li></ol>
Reliefs Sought	<b>Therefore I request you to hand over the possession of the plot whatever is the physical measurement(126 sq metres) and return the EXTRA AMOUNT ( Payment of 55 sq mts aprox 65 sq yards )WITH INTEREST at the current market price of Rs.35000/- per square metre or the prevailing market price or Alternately allot some different plot of 181.37 sq mt in the same locality.</b>

Complainant Details

	Personal Info	Contact Details	Address	Notice Address
1.	DR RAJNISH SOOD Father : <b>Sh. KISHORI LAL SOOD</b> Type : <b>Allottee</b>	9418083737 drrajnishsood@gmail.com	Radha Behari Nikunj, Jakhu Housing Colony Shimla-2, Shimla, Himachal Pradesh, 171002	Radha Behari Nikunj, Jakhu Housing Colony Shimla-2, Shimla, Himachal Pradesh, 171002


Respondent Details

	Personal Info	Contact Details	Address	
1.	BHUPENDRA SINGH Type : <b>Project</b> Category : <b>Individual</b> RERA Reg No : <b>RERAHPSOP09170007</b>	9711800256 daleepmoudgil@omaxe.com	Omaxe House,, 7 Local Shopping Centre, Kalka Ji,, New Delhi, Delhi, 110019	

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

1.	Complaint Plot No 158 OmaxeParkwood Baddi	 
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**Other Documents as annexed along with the complaint**

1.	Receipts and Other docs	 
2.	Agreement	 

## Declaration

### Jurisdiction of the Authority

☒ I **DR. RAJNISH SOOD** 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 **DR. RAJNISH SOOD** 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 **DR. RAJNISH SOOD**, S/O **Sh. KISHORI LAL SOOD** 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 : **Shimla**

Date : **06/01/2023**

Registration Fee

Fee Amount

₹ 500

Payment Status :  **Payment Received**

Payment Mode : **Online**

Transaction No. : **HPR060120230001**

Transaction Date : **06/01/2023 12:25 PM**

Bank Details : **SBIN~300695457021**