

Harvinder Singh
Vs.
Omaxe Limited, New Delhi

RERA Registration No. PBRERA-SAS79-PR0039

Present:- Sh. Mohit, Representative for the complainant.
Sh. Munish Gupta, Advocate on behalf of respondent

Case came up for arguments today. Counsel for the respondent today submitted a written undertaking in compliance of the order dated 08.01.2019 and 03.09.2019 passed by this bench of Authority, alongwith a copy of the same to the representative of the complainant.

As per reply, the authorized representative for the respondent gave point-wise undertaking committing himself to complete all pending works, as under:-

“1. The complainants have stated that club is still incomplete and there are no basic facilities

It is submitted that the Company undertakes to complete the club, in all respects, and that the same shall be made functional within a period of 4-6 months.

2. The complainants have stated that there is electric transformer near Green Tower-4 and a Generator is placed to Green Tower-1, without protection.

It is submitted that Company undertakes to provide adequate protection in respect of both i.e. electric transformer and generator, by covering the same with green belt, within a period of two months.

3. The complainants have stated that there is open wiring.

It is submitted that the said open wiring issue, has now been resolved, as now by providing adequate protection, the same has

been made underground. Photographs of the same are annexed as Annexure R-1.

4. **The complainants have alleged that in Green Tower-9, instead of 04 lifts, only 2 lifts have been installed.**

It is submitted that Tower Wise details of lifts are as under:-

Sr. No.	Tower Number	Number of Flats	Lifts provided
1	GT-1	71	4
2	GT-2	71	4
3	GT-3	71	4
4	GT-4	71	4
5	GT-5	71	4
6	GT-6	71	4
7	GT-7	64	4
8	GT-8	55	4
9	GT-9	39	2

Infact, on account of architectural error, space of four lifts was provided in GT-9; whereas requirement of lifts for the said Tower is only of 02 lifts, as the said tower has lesser number of flats and small in size. As far as remaining 02 lifts is concerned, one shaft area is completely closed and there is no tin sheds etc. as alleged. As far as the second shaft area is concerned, the same is currently covered with appropriate tin sheds and there is no danger of any kind. However, in case this Hon'ble Authority directs, the Company would undertake to close the same, in the manner, as the third shaft area has been closed. Photograph to show that it is safe in all regards, is appended herewith as Annexure P-2.

5. **Complainants have alleged that next to Water Treatment Plant, some area of road and green belt has been converted in Dump Yard.**

It is submitted that a part of the said area infact, has been kept by the Company for future development and in order to segregate the same from the currently developed area, company undertakes to take necessary measures to segregate all the construction material, which is kept for that future use, by ensuring covering the same within 30 days.

6. *The complainants have alleged that some of areas have been converted into parking.*


It is submitted that whatever measures have been undertaken, are for the user/facility of the allottees. It is an admitted fact that no area has been put to any user, where the company has benefited."

In view of the undertaking given by the respondent today, it is directed that respondent shall do all necessary works as per the undertaking within the promised time period.

It is further directed that the respondent shall immediately close all the openings of the shaft, which has now been temporarily closed with the help tin sheets, by putting a plastered brick structure of sufficient strength so that nobody accidentally falls in the shaft on account of the closure being weak or temporary in nature. The shaft may be maintained for future requirement, if any, for an additional lift.

In view of the above, the complaint is disposed off. The complainant is given the liberty to file a fresh complaint, if undertaking given by the respondent today is not complied with. File be consigned to record room and copy of order be provided, free of cost, to both the complainants and the respondent.

Chandigarh
Dated: 08.01.2020


(SANJIV GUPTA)
Member 08/01/20
RERA, Punjab