

Form - 'CRA' - I
[See rule 28(1)] (FOR DELAY POSSESSION CHARGES)

Complaint to the Haryana Real Estate Regulatory Authority, Gurugram

(Claim for relief, direction/orders and penalty proceedings under section 31 read with sections 35, 36, 37 and section 38 of the Real Estate (Regulation & Development) Act, 2016

For office use:

Date of filing	
Date of receipt at the filing counter of the Registry/receipt by post/online filing	
Complaint No.	
Signature	
Registrar	

IN THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Between	Complainant(s)
And	Respondent(s)

I _____ /authorised person on behalf of the complainant submit following information on oath: -

1.	Particulars of the complainant(s):		
(i)	Name(s) of the complainant/s		
(ii)	Address of the existing office /residence of the complainant/s		
(iii)	Address for service of all notices:		
(iv)	Contact details		
	(a) Phone No. : Landline		
	(b) Mobile :		
	(c) Email : (For service of the notices and official communications)		
(v)	Particulars of the authorised representative, if any		
	(a) Name and profession		

	(b) Address of the existing office		
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	(c)	Address for service of all notices:		
	(d)	Contact details		
	(e)	I. Phone No. : Landline		
		II. Mobile :		
		III. Email : (For service of the notices and official communications)		
2.	Particulars of the respondent(s):			
	(i)	Name(s) of the respondent/s		
	(ii)	Address of the existing office /residence of the respondent/s		
	(iii)	Address for service of all notices:		
	(iv)	Contact Details		
	(a)	Phone No. : Landline		
	(b)	Mobile :		
	(c)	Email : (For service of the notices and official communications)		
	(v)	Particulars of the authorised representative, if any		
	(a)	Name and profession		
	(b)	Address of the existing office		
	(c)	Address for service of all notices:		
	(d)	Contact Details		
	(e)	I. Phone No. : Landline		
		II. Mobile :		
		III. Email : (For service of the notices and official communications)		

3.	<p>Jurisdiction of the Authority: The complainant/authorised representative of complainant declares that the subject matter of the claim falls within the jurisdiction of the Authority.</p>
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4.	<p>Brief facts: (Annexure-I)</p>
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5.	<p>Relief(s) sought: In view of the facts mentioned at serial no. 4 above, the complainant/s prays for the following relief(s) [Specify below the relief(s) claimed explaining the grounds of relief(s) and the legal provisions (if any) relied upon]</p>
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Sr. No.	Relief sought							
1.	In case of failure to give possession							
1.1	<table border="1" style="width: 100%;"> <tr> <td style="width: 40%;">In case allottee/s Intends to continue with the project.</td> <td style="width: 10%;">I.</td> <td style="width: 50%;">Amount paid.</td> </tr> <tr> <td></td> <td>II.</td> <td>Interest for every month of delay at Prevailing rate of interest.</td> </tr> </table>	In case allottee/s Intends to continue with the project.	I.	Amount paid.		II.	Interest for every month of delay at Prevailing rate of interest.	
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	II.	Interest for every month of delay at Prevailing rate of interest.						
1.2	<table border="1" style="width: 100%;"> <tr> <td rowspan="3" style="width: 40%;">Delayed payment of instalment by allottee/s</td> <td style="width: 10%;">I.</td> <td style="width: 50%;">Instalment due</td> </tr> <tr> <td>II.</td> <td>Due date of instalment</td> </tr> <tr> <td>III.</td> <td>Prescribed rate of interest for delay payment till</td> </tr> </table>	Delayed payment of instalment by allottee/s	I.	Instalment due	II.	Due date of instalment	III.	Prescribed rate of interest for delay payment till
Delayed payment of instalment by allottee/s	I.		Instalment due					
	II.		Due date of instalment					
	III.	Prescribed rate of interest for delay payment till						
1.3	Any other relief							

6.	<p>Interim order, if prayed for: Pending final decision on the complaint, the complainant/s seeks issue of the following interim order: [Give here the nature of the interim order prayed for with reasons]</p>
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Sr. No.	Interim Relief sought	Reason
(i)		
(ii)		

7.	<p>Complainant not pending with any other court, etc.:</p>
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	<p>The complainant/s further declares 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).</p>
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8. Particulars of demand draft/ bankers cheque or online payment in respect of the fee in terms of sub-rule (1) of rule 28:			
(i)	Amount		
(ii)	Name of the bank on which drawn		
(iii)	Demand draft number/bankers cheque/online payment transaction no and date	DD/ cheque number	Date
9. List of enclosures:			
(i)	Copy of allotment letter		
(ii)	Copy of BBA		
(iii)	Copy of statement of account		
(iv)	Copy of letter of offer of possession, if any		
(v)	Any other document relied upon by the complainant/s and referred to in the complaint		
(vi)	An index of documents [To be generated at the time of PDF generated online]		

Signature of the complainant(s)

Verification

I _____ (name in full block letters) [son / daughter] of _____ the complainant/authorised representative do hereby verify that the contents of complaint are true to my/our personal knowledge and belief and that I/we have not suppressed any material fact(s).

Place: _____

Date: _____

Signature of the complainant(s)/Authorised representative

ANNEXURE-I

Facts of the Case: [give a concise statement of facts and grounds for complaint]		
1.	Brief facts :	
2.	Unit related details (if applicable)	
1.	Type of Real estate	Plot/ Apartment/ Building / Commercial Unit / IT Unit/ Any other.
2.	Unit No. / Plot No.	
3.	Tower No. / Block No.	
4.	Size of the plot in case of plot	
5.	Carpet area of the unit in sq. ft.	Sq. Ft.
6.	Super area of the unit in sq. ft.	
7.	Date of booking	
8.	Date of allotment	
9.	Date of Execution of BBA (copy of BBA be enclosed as annexure 2)	
10.	Due Date of possession as per BBA	

11.	Due Date of Possession as per allotment letter/ MoU if BBA not executed (copy of allotment letter/MOU be enclosed as annexure 3)	
12.		Clause No.

	Operating clause of BBA/AL/MOU regarding possession	Contents	
13.	Promised date of handing over possession		
14.	Delay in handing over possession till date of filling complaint		
15.	Penalty to be paid as per BBA by the respondent/s in case of delay in handing over possession	Clause No.	
		Content	
16.	Delay instalment charges	Clause No.	
		Content	
17.	Payment details		
	i)	Total sale consideration	
	ii)	Total amount paid by the allottee/s till date	
	iii)	Payments made by allottee/s	
		S.N.	Cheque no. & date
		1.	Amount
2.			
3.	Project related details		
1.	Name of the project		

2.	Location of the project	
3.	Nature of the project	
4.	Registered/Unregistered	
5.	If registered, registration no. and validity of registration	
6.	Status of the project as per complainant/s	
	Status of the project	Percentage of completion
7.	Whether OC/CC/Part CC/Part OC received or not	

Signature

Complainant(s)/Authorised representative