

- **Case ID:** NS-2024-CIV-88412
- **Case Title:** *Anjali Sharma vs. Global Infra-Build Pvt. Ltd.*
- **Filing Date:** October 14, 2024
- **Court:** District Consumer Disputes Redressal Forum, South Delhi
- **Case Type:** Civil / Consumer Protection
- **Urgency Level:** Medium
- **Status:** Hearing in Progress (Next Hearing: Jan 15, 2025)

## 2. Party Details

- **Petitioner (Citizen):** Ms. Anjali Sharma (Software Engineer, 29).
  - *Legal Aid:* Self-represented (using **Vakil-Friend AI**).
- **Respondent (Corporate):** Global Infra-Build Pvt. Ltd. (Represented by Senior Counsel Adv. R.K. Mehra).

## 3. The Legal "Story" (Fact Summary)

In June 2021, the petitioner paid an advance of ₹15,00,000 for a 2BHK apartment in the "Royal Greens" project. The builder promised possession by December 2023. As of October 2024, the site is only 40% complete. Furthermore, the builder has demanded an additional ₹5,00,000 for "unallocated parking charges" which were not in the original signed agreement. The respondent has stopped responding to emails and legal notices.

## 4. Legal Sections Applied (Indian Law)

- **Section 18 of RERA Act, 2016:** Delay in possession and right to refund with interest.
- **Section 35 of Consumer Protection Act, 2019:** Complaint regarding unfair trade practices.
- **Section 420 of IPC:** (Alleged) Cheating and dishonestly inducing delivery of property.

## 5. Evidence Vault (Blockchain Verified)

- **Document 1:** *Allotment\_Letter\_Final.pdf* (Hash: 88f2...a12) — Verified Original.
- **Document 2:** *Transaction\_Receipt\_BankLog.csv* — Proves the ₹15 Lakh payment.
- **Document 3:** *Site\_Photos\_Sept2024.jpg* — Geotagged photos showing incomplete construction.
- **Document 4:** *WhatsApp\_Chat\_Export.txt* — Admissible digital evidence of builder promising a 2023 date.

## 6. AI Case Synthesis (Generated by NyaySetu Groq LPU)

**AI Summary for Judge:** > \* **Core Dispute:** Breach of contract due to a 10-month construction delay and unauthorized financial demands.

- **Petitioner's Claim:** Full refund of ₹15,00,000 + 12% interest + compensation for mental agony.
- **Respondent's Defense:** "Force Majeure" clause cited due to labor shortage (AI Note: Defense is weak as other local projects were completed on time).
- **Precision Score:** 98.7% (All required documents verified via Blockchain).

## 7. Current "Prayer" (What the Citizen Wants)

1. Immediate refund of the principal amount.
2. Stay order on the builder from selling the unit to a third party.
3. Imposition of a penalty for unfair trade practices.