

- **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.