

F. No. M-11022/53/2026-OMB/CRCS  
Office of Cooperative Ombudsman  
Ministry of Cooperation  
Government of India

9th Floor, Tower 'E' World Trade Centre,  
Nauroji Nagar, Safdarjung Enclave,  
New Delhi - 110029  
Dated: 02.09.2026

**ORDER**

**Hearing in the matter of Shri Biswajit Hazarika Vs. Vaikunth Multistate Co-operative Group Housing Society Ltd. New Delhi before the Cooperative Ombudsman**

Shri Biswajit Hazarika

Complainant

Vaikunth Multistate Co-operative Group Housing Society Ltd. Respondent  
New Delhi

1. Shri Biswajit Hazarika in his complaint dated 14th May 2026 has stated that he had booked a flat in the project (Officers Enclave) launched by Vaikunth Multistate Co-operative Group Housing Society Ltd. New Delhi and deposited Rs7,31,800 to the society. Since the project did not materialize, the complainant approached the society vide letter dated 4th May 2026 for refund of the amount with interest. The society neither refunded the deposit nor did it give any reply.
2. Office of Cooperative Ombudsman issued notice dated 27th May 2026 to the respondent society seeking its response to the complaint. No response was received from the society.
3. Complainant and the respondent were summoned for a hearing through video conferencing on 12th August 2026. Shri Biswajit Hazarika, complainant and Shri Rohit Kumar, representing the respondent society, attended the hearing.
4. Complainant sought refund of his deposit along with interest and compensatory benefits. The respondent stated that earlier the society had offered to repay the due amount in two instalments. However, the society is now agreeable to pay the due amount in a single instalment. The respondent expressed reservation about paying interest on the due amount.
5. Following the submissions, both the complainant and the respondent were directed to send their written statements within three days along with a copy of the contract between them.



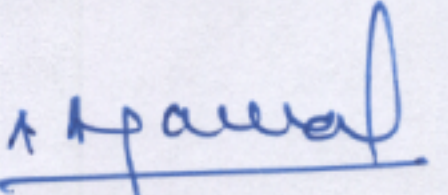
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6. The complainant submitted his reply vide mail dated 14<sup>th</sup> August 2026 stating that the society should pay the due amount with interest@18% and compensatory package for mental distress.
7. The respondent society submitted its reply vide mail dated 14<sup>th</sup> August 2026 stating that the society is in discussions with the complainant to amicably resolve the matter and requested for four weeks' time to place on record the settlement deed.
8. Neither of the parties submitted a copy of the contract to the office of Cooperative Ombudsman.
9. After due consideration of representations made, documents submitted and the relevant provisions of law the matter is hereby disposed off with the following directions:

(i) Vaikunth Multistate Cooperative Group Housing Society Ltd. New Delhi is hereby directed to pay the amount due & claimed by the complainant against his deposit along with up-to-date interest thereon as per the terms of the contract between the parties, within 30 days from the date of issue of this Order.

(ii) Compliance report to be submitted to this office immediately thereafter.



  
(Alok Agarwal)

Cooperative Ombudsman

To

**Complainant**

Shri Biswajit Hazarika  
C/o Dr Namrata Hazarika Flat no 53, 103 East Silver Oaks Apartment,  
DLF Phase 1, Sector-26, Gurugram-122002

**Respondent**

Chairman,  
Vaikunth Multistate Co-operative Group Housing Society Ltd. New Delhi  
Shop No 157, 1<sup>st</sup> Floor Vardhman Crown Mall  
Plot no2, Sector19, Dwarka, New Delhi-110075

Copy to: IT cell with a request to upload on CRCS website