



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY

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Day and Date	Friday and 13.12.2024
Complaint No.	CR/1005/2024 Case titled as Aditi Sawhney VS Puri Construction Limited
Complainant	Aditi Sawhney
Represented through	Shri Sanjeev Kumar Sharma Advocate
Respondent	Puri Construction Limited
Respondent Represented	Ms. Smriti AR of the respondent company
Last date of hearing	30.08.2024
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been received on 19.03.2024. The reply on behalf of the respondent has been filed on 09.05.2024.

S. N.	Particulars	Details
1.	Name and location of the project	"Emerald Bay" at sector 104, Gurgaon, Haryana
2.	Nature of the project	Residential Group housing
3.	Project area	17.1745 acres
4.	Rera registered or not	Registered Vide no. 136 of 2017 issued on 28.08.2017 upto 28.02.2021
5.	DTCP License no.	68 of 2012 dated 21.06.2012 32 of 2013 date 17.05.2013
6.	Unit No.	1502, 15 th floor, Block B2

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण



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7.	Unit area admeasuring	1550 sq. ft.
8.	buyer agreement	29.10.2013
9.	Total sale consideration	Rs. 1,26,82,348/-
10.	Amount paid by the complainant	Rs. 1,26,19,843/- (as alleged by respondent at page 9 of complaint)
11.	Occupation certificate	21.11.2018
12.	Offer of possession	07.02.2019
13.	Conveyance deed	Not executed

Complainant had earlier filed a complaint bearing no. 2471/2021 in the authority which was decided on 08.09.2021 allowing the delay possession charges to the complainant. Now she wants to get CD executed.

Respondent states that complaint is barred by Order 2 Rule 2 CPC as the said cause of action was available to complainant at the time of filing the previous complaint.

Order reserved.

Both the counsels for the parties may submit written submissions within a period of 2 weeks with an advance copy to each other.

Matter to come up on **21.02.2025** for pronouncement of order.

Ashok Sangwan
Member
13.12.2024