



HARERA
GURUGRAM

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		45
Day and Date	Thursday and 09.10.2025	
Complaint No.	CR/1122/2024 Case titled as Devender Kumar and Arushi VS Savyasachi Infrastructure Private Limited	
Complainant	Devender Kumar and Arushi	
Represented through	Shri Pankaj Yadav Advocate	
Respondent	Savyasachi Infrastructure Private Limited	
Respondent Represented	None	
Last date of hearing	24.07.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint has been received on 22.03.2024 and the reply on behalf of respondent has not been received within the stipulated time period despite service of notice. Neither the respondent has failed to put in appearance before the Authority nor has filed any written reply, despite given multiple opportunities. In view of the same, the respondent is proceeded ex-parte. Succinct facts of the case are as under:		
S. N.	Particulars	Details
1.	Name of the project	“Amaya Greens”, Sector 03, Farukhnagar, Gurugram.
2.	Nature of the project	Affordable Residential plotted colony
3.	Project area	9.0375 acres
4.	License no.	37 of 2017 dated 28.06.2017 Valid up to 27.06.2022 Licensed area : 9.0375 acres Licensee - Sharma Confectioners Pvt. Ltd.



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5.	RERA registered or not	212 of 2017 dated 18.09.2017 Valid up to 16.03.2023 (Including 6 months grace period of COVID) Registered area : 9.0375 acres
6.	Completion certificate received on	11.01.2021
7.	Allotment letter	03.08.2019 [Page no. 17 of complaint]
8.	Date of execution of buyer's agreement	30.07.2019 [Page no. 24 of complaint]
9.	Unit no.	A-51, 3 rd floor, Area admeasuring 1028 sq. ft. [Page no. 31 of complaint]
10.	Basic sale consideration	Rs.24,50,752/- (As per schedule-C, at page 55 of complaint)
11.	Total amount paid by the complainants	Rs.1,00,000/- (As alleged by the complainant in his fact and receipt information)
12.	Possession clause	4.2 POSSESSION TIME AND COMPENSATION <i>That the seller shall sincerely endeavour to give possession of the floor to the purchaser within 24 months from the date of execution of this Agreement to sell and after providing the necessary infrastructure specially road, sewer & water in the sector by the Government, but subject to force majeure conditions or any Government/Regulatory Authority's action, inaction or omission and reasoned beyond the control of the seller.</i> [Emphasis supplied] (Page no. 38 of the complaint)
13.	Due date of possession	30.01.2022 [Calculated 24 months from the date of execution of the agreement to sell i.e., 30.07.2019 + 6 months grace period in lieu of Covid-19]



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14.	Offer of possession	N.A
15.	Possession letter	N.A

The counsel for the complainant states that the complainant is seeking delay possession charges as well as execution of registered conveyance deed.

Heard.

The respondent/promoter is directed to execute the registered conveyance deed of the allotted unit in favour of the complainant in terms of the Section 17 of the Act, 2016, subject to the payment of stamp duty and registration charges, if applicable.

Other relief shall be part of detailed order.

Detailed order will follow. Matter stands disposed.


P. S. Saini
Member


Arun Kumar
Chairman
09.10.2025