



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

Day and Date	Tuesday and 03.03.2020
Complaint No.	CR/1277/2019 Case titled as Mr Sudeep Singh and Mrs. Komal Singh V/S Sana Realtors Private Limited
Complainant	Mr. Sudeep Singh And Mrs Komal Singh
Represented through	Ms. Priyanka Agarwal Advocate
Respondent	Sana Realtors Private Limited
Respondent Represented through	Shri Raja Chatterjee Advocate
Last date of hearing	15.01.2020
Proceeding Recorded by	Naresh Kumari

Proceedings

Project is not registered with the authority.

Since the project is not registered, notice under section 59 of the Real Estate (Regulation & Development) Act, 2016, for violation of section 3(1) of the Act be issued to the respondent which will be decided separately) Registration branch is directed to do the needful. A copy of this order be sent to the Registration Branch for taking necessary action.

Part arguments heard.

After due deliberations, it has come on surface that the respondent is unable to bring on record the following documents:-

- (i) Occupation Certificate
- (ii) Offer of possession letter alongwith delivery tracking report.
- (iii) Approved building plans
- (iv) Completion plan on the basis of which occupation certificate has been obtained.

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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(v)

Deed of declaration submitted in the office of DTCP, Haryana within three months from the date of issue of occupation certificate.

Counsel for the respondent has already filed reply which is on the record. However, in the reply itself, incomplete documents have been placed on record which are of no essence in the eyes of law. The respondent is directed to bring on record copies of above mentioned documents within three days. However, keeping in view his lackadaisical approach, a costs of Rs.1,000/- is imposed upon the respondent which is to be paid to the complainant on the next date of hearing. Till the actual delivery of possession, no maintenance charges shall be levied on the complainant/home buyer by the respondent.

Matter is adjourned to 21.04.2020 for submissions of aforesaid documents by the respondent. The complainant shall also submit the actual area plan for the allotted unit on the next date of hearing. Remaining arguments shall also be heard on that date.


Samir Kumar
(Member)
03.03.2020


Subhash Chander Kush
(Member)