



PROCEEDINGS OF THE DAY

17

Day and Date	Wednesday and 27.08.2025
Complaint No.	CR/1309/2024 Case titled as Sunita Devi VS SV Housing Private Limited
Complainant	Sunita Devi
Represented through	Sh. Raj Kumar Gupta, Advocate
Respondent	SV Housing Private Limited
Respondent Represented through	Sh. Avinash Kumar Singh, Advocate
Last date of hearing	23.07.2025
Proceeding Recorded by	HR Mehta and Kiran Chhabra

Proceedings

The present complaint was filed by the complainant on 15.04.2024 and registered as **complaint no. 1309 of 2024**. Despite proper service of notice, no written reply has yet been filed. On **19.03.2025**, the defense of the respondent was struck off.

During the hearing dated 21.05.2025, the counsel for the respondent has filed an application for recalling the order dated 19.03.2025 striking the defense of the respondent in view of the fact that the date of hearing was inadvertently recorded. In the interest of justice, the respondent was granted a last opportunity to file reply subject to cost of Rs.5,000/- payable to the complainant. However, no reply has been filed by the respondent till date.

Succinct facts of the case are as under:

Sr. No.	Particulars	Details
1.	Name of the project	"83 Metro Street", Sector- 83, Gurugram
2.	Nature of the project	Commercial
3.	DTCP license no. and validity status	110 of 2012 dated 26.10.2012 valid upto 25.10.2023
4.	Name of Licensee	S.V. Housing Private Limited



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/1309/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. सी. विश्राम गृह, सिविल लाइन्स, गुरुग्राम, हरियाणा

5.	RERA registration	337 of 2017 dated 27.10.2017 valid upto 30.03.2021
6.	Unit no.	001-A4, Ground floor (page 56 of complaint)
7.	Unit admeasuring	316.661 sq. ft. (super area) 106.262 sq. ft. (carpet area) (as per Annexure I of BBA page 56 of complaint)
8.	Date of execution of Buyers agreement	01.05.2019 (page 13 of complaint)
9.	Possession clause	Clause 7(a) of the buyer's agreement- "Within 60 (sixty) days from the date of issuance of Occupation Certificate by the concerned Authorities, the Company shall offer the possession of the Unit/Space to the Allottee. Subject to Force Majeure and fulfilment by the Allottee of all the terms and conditions of this Agreement including but not limited to timely payment by the Allottee of the Total Sale Value payable in accordance with Payment Plan, along with stamp duty, registration and incidental charges and other charges in connection thereto due and payable by the Allottee and also subject to the Allottee having complied with all formalities or documentation as prescribed by the Company, the Company shall offer the possession of the Unit to the Allottee on or before SEPTEMBER, 2022. " (Emphasis supplied) (page 31 of complaint)
10.	Due date of possession	30.09.2022
11.	Sale consideration	Rs.34,41,790/- (as per Annexure III of BBA page 58 of complaint)
12.	Amount paid by the complainant	Rs.30,94,453/- (As per receipts placed on record by complainant on 13.08.2025)
13.	Legal notice to respondent for handover of possession and lease rentals, etc.	23.02.2024 (page 67 of complaint)
14.	Occupation certificate	24.05.2023 as confirmed by counsel for the respondent.
15.	Offer of Possession	Not offered



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Arguments heard.

Both the parties may file written submissions within a period of 15 days with an advance copy to each other.

Matter to come up on 01.10.2025 for final arguments/orders.

Ashok Sangwan
Member
27.08.2025