



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		17
Day and Date	Tuesday and 06.05.2025	
Complaint No.	CR/1554/2022 Case titled as Krishan Kumar Dalal VS Reliable Realtech Private Limited	
Complainant	Krishan Kumar Dalal	
Represented through	Shri Amit Dalal Advocate	
Respondent	Reliable Realtech Private Limited	
Respondent Represented	Shri Shanker Wig and Ms. Sanya Arora Advocates	
Last date of hearing	11.03.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 18.04.2022 and registered as complaint no. 1554 of 2022 and the reply has been received on 13.04.2023.

S. No.	Particulars	Details
1.	Project name and location	"Antriksh Heights" at Sector 84 within the revenue estate of village- Sihi, Gurugram, Haryana
2.	Nature of project	Group Housing Colony
3.	DTCP license no. and validity	123 of 2008 dated 14.06.2008 valid up to 13.06.2029
4.	Name of licensee	Reliable Realtech Private Limited and another
5.	Date of execution of agreement	24.02.2011 (As per page no. 19 of the complaint)
6.	Unit No.	1101, 11 th Floor, Block-AA (As per page no. 22 of the complaint)
7.	Unit area admeasuring	1825 sq. ft. (As per page no. 22 of the complaint)
8.	Possession clause	12. POSSESSION, RIGHTS AND INTERESTS The owner shall construct the



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/1554/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

		<i>apartments as early as possible and within 3 years, from the date of sanctioning of building plan simultaneous to the execution of sale/conveyance deed subject however to force majeure and the purchaser making all payments within in stipulated period and complying with the terms and conditions of this agreement. If the construction is completed earlier, the possession thereof can be delivered even earlier. The objections of the allottee(s) in this regard are not tenable /entertainable. (As per page no. 27 of the complaint)</i>
9.	Due date of delivery of possession	Cannot be ascertained
10.	Total sale consideration	Rs.59,89,800/- (As per page no. 10 of the additional documents placed on record by the respondent)
11.	Total amount paid by the complainant	Rs.37,00,000/- (As per receipt information on page no. 38-46 of the complaint)
12.	Occupation certificate	Not obtained
13.	Offer of possession	Not offered
14.	Reminder cum demand letter	10.06.2015 (As per page no. 47 of the complaint)
15.	Reminder letter	23.02.2017 (As per page no. 48 of the complaint)
16.	Cancellation of unit	17.04.2017 (As per page no. 9 of the additional documents placed on record by the respondent)

The complainant is seeking delayed possession charges, possession of the unit and execution of conveyance deed in favour of the complainant.

The counsel for the complainant states at bar that an appeal has been filed in



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/1554/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

the Appellate Tribunal. However, the counsel for the respondent states that the same has been withdrawn in view of legal heir certificate submitted by the counsel for the complainant.

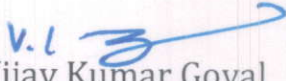
Parties may file brief written submissions within a period of 2 weeks with an advance copy to each other.

Order reserved.

Matter to come up on 15.07.2025 for final arguments/ pronouncement of order.

Ashok Sangwan
Member


Arun Kumar
Chairman
06.05.2025

V. I. 
Vijay Kumar Goyal
Member