

PROCEEDINGS OF THE DAY
41

Day and Date	Tuesday and 13.08.2024
Complaint No.	CR/1711/2022 Case titled as Ajay Kumar VS ALM Infotech City Private Limited
Complainant	Ajay Kumar
Represented through	Shri Rajiv Kumar Khare Advocate
Respondent	ALM Infotech City Private Limited
Respondent Represented	Shri Rahul Raghav Advocate with Shri Aradhya AR of the company
Last date of hearing	16.05.2024
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been received on 09.05.2022 and the respondent filed the reply on 14.03.2023.

On previous date of hearing, the counsel for the complainant stated that the respondent is not adhering to the resolution plan and no progress of work at site and project is not likely to be completed as per resolution plan and hence requests for initiating proceedings under section 7 and 8 of the Act, 2016 against the respondent for withdrawal of the registration. The respondent was directed to file the status of construction as well as applying/obtaining of Fire NOC and occupation certificate made to the competent authority.

The counsel for the respondent had stated that the building has been completed and the application for grant of occupation certificate has been made to the DTCP on 05.09.2023.

The counsel for the complainant states that the OC of the project is not yet received and as per agreed payment plan the outstanding amount can be demanded only on offer of possession after obtaining OC and hence till valid offer of possession, no cancellation be made.

During proceedings, the counsel for the respondent assures that no unit shall be cancelled till a valid offer of possession is made after obtaining of OC and



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 लाइन्स, गुरुग्राम, हरियाणा

the respondent to also file the status of OC and completion of remaining services.

The respondent is directed to obtain the occupation certificate from the competent authority and offer the possession of the unit to the complainant within 6 weeks. No demand shall be raised from the complainant till obtaining of OC and not to cancel the unit of the complainant till the final decision.

The respondent to file the details status report of the works executed after in principle approval of the resolution plan and the time line for obtaining OC from the competent authority.

Matter to come up on 05.11.2024 for further proceedings.

Ashok Sangwan
Member

Vijay Kumar Goyal
Member

Arun Kumar
Chairman
13.08.2024