



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

30

Day and Date	Tuesday and 05.08.2025
Complaint No.	CR/1770/2021 Case titled as Sanjeev Gupta VS Supertech Limited & DSC Estate Private Limited
Complainant	Sanjeev Gupta
Represented through	Shri Shubham Kaushik Advocate
Respondent	Supertech Limited & DSC Estate Private Limited
Respondent Represented through	Shri Bhrigu Dhami Adv. for R1 Shri Dushyant Tewatia Adv. for R2
Last date of hearing	08.07.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been received on 05.04.2021.

Succinct facts of the case as per pleadings and annexures are as under:

S.No.	Particulars	Details		
1.	Name of the project	Supertech Azalia, Sector-68, Golf Course Extn. Road, Gurgurgram-122101		
2.	Project area	55.5294 acres		
3.	Nature of project	Group Housing Colony		
4.	RERA registered/not registered	Registered vide registration no. 182 of 2017 dated 04.09.2017		
	Validity Status	31.12.2021		
5.	DTPC License no.	106 & 107 of 2013 dated 26.10.2013	89 of 2014 dated 08.08.2014	134-136 of 2014 dated 26.08.2014



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	Validity status	25.12.2017	Renewed on 31.03.2023 upto 07.08.2024	Renewed on 27.03.2023 upto 25.08.2024
	Name of licensee	Sarv Realtors Pvt. Ltd & Ors.	DSC Estate Developer Pvt. Ltd.	DSC Estate Developer Pvt. Ltd.
6.	Unit no.	2405, 24 th floor admeasuring 1020 sq.ft. (Page no. 17 of complaint)		
7.	Date of Booking	23.06.2016 (Page no.17 of complaint)		
8.	Date of execution of Builder developer agreement	20.08.2016		
9.	Possession clause	1. POSSESSION OF THE UNIT:- <i>"The Possession of the Unit shall be given by DEC, 2019 or extended period as permitted by the agreement. However, this period can be extended for a further grace period of 6 months. The possession clause is subject to the timely payment of all installments and other dues by the allottee/s and the allottee/s agrees to strictly abide by the same in this regard.. ..."</i> (Emphasis supplied) (Page 18 of the complaint)		
10.	Due date of possession	DEC, 2019 + 6 months grace period = June 2020 (Page 18 of the complaint)		
11.	Total sale consideration	Rs.55,15,846 /- (page 18 of complaint)		
12.	Total amount paid by the complainant	Rs.21,68,796/- (as alleged by the complainant, page 6 of the complaint)		
13.	Occupation certificate	Not obtained		



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14.	Offer of possession	Not offered
15.	Memorandum of understanding (Subvention scheme)	20.08.2016 (page 12 of complaint)
16.	Loan sanctioned by Indiabulls Housing Finance Limited	Rs. 20,14,269/- (Page 4 of the complaint)
17.	Tripartite agreement	Date not mentioned

Order pronounced.

The respondent/promoter is directed to refund the entire paid-up amount along with interest at the rate of 11.10% as prescribed under rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017, from the date of each payment till its actual realization.

The respondent is further directed to refund the amount first to the financial institution and thereafter the balance amount be paid to the complainant

Detailed order will follow. Matter stands disposed off.

Ashok Sangwan
Member

Arun Kumar
Chairman
05.08.2025