



**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	Wednesday and 23.04.2025	38
Complaint No.	CR/2041/2024 Case titled as Sanitha VS Pivotal Infrastructure Private Limited	
Complainant	Sanitha	
Represented through	Shri Ravinder Singh Kinha Advocate	
Respondent	Pivotal Infrastructure Private Limited	
Respondent Represented	Ms. Kirandeep Kaur Advocate	
Last date of hearing	19.02.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint has been received on 06.05.2024 and the reply on behalf of respondent has been received on 25.09.2024.

Succinct facts of the case are as under:

S.N.	Particulars	Details
1	Name and location of the project	"Riddhi Siddhi" at sector 99, Gurgaon, Haryana
2	Nature of the project	Affordable Group housing
3	Project area	6.19375 acres
4	DTCP license no.	86 of 2014 dated 09.08.2014 valid upto 08.08.2019
5	RERA Registered/ not registered	Registered vide no. 236 of 2017 dated 19.09.2017 valid upto 08.08.2019
6	Registration extension vide no.	Harera/GGM/REP/RC/236/2017/EXT/177/2019 dated 30.12.2019 valid upto 31.08.2020
7	Unit no.	506, 5 th floor, Tower-T8 (page 18 of complaint)
8	Unit area admeasuring	487 sq. ft. (Carpet area)



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		(page 20 of complaint)
9	Date of allotment	Not on record
10	Date of builder buyer agreement	Unexecuted as per record
11	Date of building plan approval	17.10.2014 (page 17 of reply)
12	Environmental clearance dated	22.01.2016 (page 23 of reply)
13	Possession clause in Affordable Housing Policy, 2013	1 (iv) All such projects shall be required to be necessarily completed within 4 years from the date of approval of building plans or grant of environmental clearance , whichever is later. This date shall be referred to as the "date of commencement of project" for the purpose of the policy.
14	Due date of possession	22.01.2020 [Due date of possession calculated from the date of environmental clearance dated 22.01.2016]
15	Total sale consideration	Rs.19,98,000/- (exclusive of taxes) (page 20 of complaint)
16	Amount paid by the complainant	Rs.21,26,652/- (inclusive of taxes) (as per demand letter dated 06.03.2023 on page 49 of complaint)
17	Occupation certificate	Not yet obtained
18	Offer of possession	Not offered

The counsel for the complainant states that the complainant is seeking possession of the unit, delayed possession charges and to conduct inquiry against the respondent for illegally changing the building plans without obtaining consent of complainant and other allottees

Ms. Kirandeep Kaur Advocate has appeared on behalf of the respondent and filed power of attorney and seeks a short adjournment to argue the matter. Previous cost paid by the counsel for the respondent to the complainant during proceedings.



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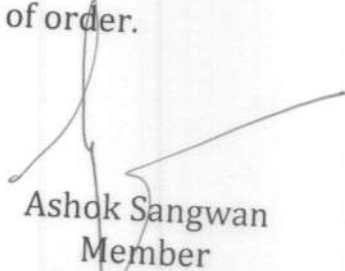
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The complaint was filed almost one year ago and there is no justification in granting any adjournment in the matter.

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

Matter to come up on 21.05.2025 for pronouncement of order.


Ashok Sangwan
Member
23.04.2025