

PROCEEDINGS OF THE DAY
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Day and Date	Tuesday and 27.05.2025
Complaint No.	CR/212/2019 Case titled as MOHAN LAL VS SUPERTECH LIMITED AND OTHERS
Complainant	MOHAN LAL
Represented through	Shri Harshit Batra Advocate
Respondent	SUPERTECH LIMITED AND OTHERS
Respondent Represented	None for R1 Shri Dhruv Dargon Adv. for R2
Last date of hearing	15.04.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been received on 29.01.2019. The complainant has filed an application to implead M/s Sarv Realotrs which is allowed.

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

S.No.	Particulars	Details		
1.	Name of the project	Supertech Hues, Sector-68, Gurugram-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
	Validity status	25.12.2017	Renewed on 31.03.2023	Renewed on 27.03.2023 upto 25.08.2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

			upto 07.08.2024	
	Name of licensee	Sarv Realtors Pvt. Ltd & Ors.	DSC Estate Developer Pvt. Ltd.	DSC Estate Developer Pvt. Ltd.
6.	Unit no.	1430, floor 10, tower V (Page no. 35 of complaint)		
7.	Unit tentatively measuring	1430 sq. ft. super area (Page no.35 of complaint)		
8.	Date of Booking	13.10.2013 (Page no. 35 of complaint)		
9.	Date of execution of Builder developer agreement	19.06.2014 (Page 34 of the complaint)		
10.	Possession clause as per buyer developer agreement	1. POSSESSION OF THE UNIT:- <i>1. The Possession of the allotted unit shall be given to the Buyer by April 2017. However, this period can be extended due to unforeseen circumstances for a further grace period of 6 months. (Emphasis supplied)</i> (Page 37 of the complaint)		
11.	Due date of possession	October 2017 (Page 36 of the complaint)		
12.	Total sale consideration	Rs.1,06,27,240/- (Page 36 of the complaint)		
13.	Total amount paid by the complainant	Rs. 28,00,000/- approx. paid by the complainant. Rs. 48,00,000/- approx. disbursed by bank		
14.	Occupation certificate	Not obtained		
15.	Offer of possession	Not offered		
16.	Tripartite agreement	28.07.2016		

The complainant is seeking refund of the deposited amount.

Arguments heard.

The M/s Sarv Realtors Pvt. Ltd is directed to refund the amount received from the complainant alongwith interest at the rate of 11.10% p.a. under rule 15 of the Haryana Real Estate (Regulation and Development) Rules,2017, from the date of each payments till the actual date of refund of the amount within the timelines provided in rule 16 of the Haryana Rules,2017 ibid. The respondent shall refund the amount to the concerned



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/212/2019

New PWD Rest House, Civil Lines, Gurugram, Haryana

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bank and thereafter remaining amount be paid to the complainant.

Matter stands disposed of. Detailed order will follow.

Ashok Sangwan
Member

Arun Kumar
Chairman
27.05.2025

V.1 3
Vijay Kumar Goyal
Member