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HARYANA REAL ESTATE REGULATORY AUTHORITY
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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		81
Day and Date	Wednesday and 07.08.2024	
Complaint No.	MA NO. 442/2024 in CR/2135/2024 Case titled as Ravinder Kumar Gera VS Spaze Towers Private Limited & Preserved Facilities Private Limited	
Complainant	Ravinder Kumar Gera	
Represented through	Shri Garv Malhotra Advocate	
Respondent	Spaze Towers Private Limited & Preserved Facilities Private Limited	
Respondent Represented	Ms. Shikha Advocate	
Last date of hearing	Early hearing application	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 20.05.2024 and the reply on behalf of the respondent had not been filed till date.

Meanwhile an application for early hearing has been filed by the complainant on the ground that there is anticipation that the respondent is about to create third party rights on the unit being booked by the complainant. Same was allowed by the Authority on 22.07.2024 and the matter was listed today for hearing.

The complainant has filed the present complaint seeking delayed possession charges, valid physical possession of the unit, to waive off arbitrarily and illegally levied interest and delayed payment charges, holding charges, labour cess, extra amount of VAT/GST, unlawful charges which are not mentioned in the BBA, etc.

The counsel for the complainant wishes to file an application for amendment of relief from that of DPC to refund with interest at the prescribed rate. He further states that almost the full amount of consideration has been paid and no dues certificate dated 24.11.2023 in respect of common area, maintenance



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MANO 442/2024 In CA 2135/2024

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charges and FSL also placed on record at page 105 of the complaint. A copy of the application for amendment of relief along with amended CRA has been handed over to the counsel for the respondent during proceedings.

The respondent may file a reply within a period of 3 weeks with an advance copy to the complainant. Meanwhile, status quo shall be maintained w.r.t the unit of the complainant till next date of hearing.

Matter to come up on 04.09.2024 the date already fixed in this case for further proceedings.

Ashok Sangwan
Member
07.08.2024