

PROCEEDINGS OF THE DAY		35 - 61
Day and Date	Tuesday and 29.07.2025	
Complaint No.	CR/2064/2023 Case titled as Adar Kumar Jain and Nitin Jain VS Splendor Buildwell Private Limited CR/2088/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/2098/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/2097/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/2076/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/2063/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/2134/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/2058/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/2143/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/2075/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/2140/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/2142/2023 Case titled as Adar Kumar	



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New PWD Rest House, Civil Lines, Gurugram, Haryana

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

	Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/1713/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/2059/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/1568/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/1586/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/1587/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/1631/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/1567/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/1632/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/1670/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/1657/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/1671/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/1656/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited
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	Private Limited CR/2133/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/2139/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited CR/1712/2023 Case titled as Adar Kumar Jain and Nitin Jain V/S Splendor Buildwell Private Limited
Complainant	Adar Kumar Jain and Nitin Jain
Represented through	Shri Sanjeev Kumar Sharma Advocate
Respondent	Splendor Buildwell Private Limited
Respondent Represented	Ms. Shriya Takkar and Ms. Smriti Srivastava Advocates Shri Somesh Malhotra Advocate on behalf of third party i.e. Makkar Buildcon. Pvt. Ltd. in CR Nos. 1568, 1567, 1586, 1587, 1631, 1632, 1670, 1671, 1656, 1657, 1712, 2098 2133 of 2023.
Last date of hearing	01.04.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint was filed on 03.05.2023 and reply has been received on 15.03.2024.

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

S. NO.	Particulars	Details
1.	Name of the project	Splendor Spectrum One, Sector-58, Gurugram
2.	Project area	6.775 acres
3.	Nature of the project	Commercial space
4.	DTCP license no. and	82 of 2010 dated 12.10.2010 valid



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	validity status	upto 29.05.2025
6.	RERA Registered/ not registered	Registered vide registration no. 376 of 2017
	Date of MoU	07.03.2020 (Page no. 32 of complaint) For unit 501-527 (27 units)
	Agreement for sale	19.08.2020 (page 60 of complaint) For unit 601-627 (27 units)
7.	Unit no. as per allotment letter	501-527 (27 units) 5 th floor, South Tower-B
	Unit no. as per agreement	601-627, 6 th floor, South Tower B 61 of complaint)
8.	Unit area admeasuring	23,880 sq. ft.
12.	Possession clause	NA
13.	Assured return clause	3. Developer has assured the allottee that the building shall be leased within 6 months from the date of execution of this MoU. In case the building is not leased in stipulated time, then the developer will pay Rs. 65/- per sq. ft. per month as an assured return to the allottee from 14 th September 2020 till the said unit is leased out to the prospective lessee(s) and rent commencement date whichever is later.
	Due date of Possession	NA
14.	Total sale consideration	Rs. 10,98,48,000/-
15.	Amount paid by the complainants	Rs. 2 Crores (alleged by the complainant)
16.	Occupation certificate	06.09.2019 (annexure 2, page 30 of complaint)



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17	Cancellation of unit no. 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 515 and 516	22.12.2022
18.	Creation of 3 rd party rights	27.12.2022

Arguments heard at length.

Order reserved.

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

Matter to come up on 26.08.2025 for pronouncement of order.

Ashok Sangwan
Member

Arun Kumar
Chairman
29.07.2025