

	PROCEEDINGS OF THE DAY		41
Day and Date	Tueasday and 25.04.2023		
Complaint No.	CR/2199/2022 Case titled as Gaurav Sharma and Pooja Sharma Vs Orris Infrastructure Private Limited		
Complainant	Gaurav Sharma and Pooja Sharma		
Represented through	Shri Nitin Jaspal Advocate		
Respondent	Orris Infrastructure Private Limited		
Respondent Represented	Ms. Charu Rustagi Advocate		
Last date of hearing	22.11.2022		
Proceeding Recorded by	Naresh Kumari and HR Mehta		
Proceedings			
The present complaint was filed on 03.06.2022 and reply on behalf of respondent was received on 23.11.2022.			
The copy of MoU placed on record by the complainant as Annexure P1 is neither executed nor signed by the respondent-developer. Further, there is a clause under para No.3 which provides for completion of the construction in a estimated time of 27 months from 11.01.2008. But no specific clause pertaining to handing over of possession is in above MoU/agreement.			
The counsel for the complainant draws attention of the authority towards letter dated 03.07.2018 (P4) wherein under last para the respondent has conveyed that possession of the unit is to be handed over in tower/block A and not tower/block B and thus has conveyed correction as well as affirmation regarding handing over of possession. Further, vide letter dated 10.03.2017 an offer of possession for fit out was made (page 18) and after receipt of OC on 16.08.2017 (Annexure R2 of the reply), an offer of physical possession has been made on 31.03.2018 (Annexure R3 of reply).			
The counsel for the respondent states that as per MoU, payment of assured return from January 2008 to June 2018 has been made amounting to Rs.40,26,016/- and details of its payment shall be supplied alongwith a copy			



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण गुरुग्राम

CR/2199/2022

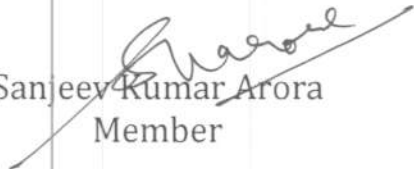
New PWD Rest House, Civil Lines, Gurugram, Haryana

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

of the signed MoU. The complainant is requesting for grant of DPC alongwith waiver of charges which are not part of the BBA. The respondent is directed to file the above documents alongwith updated status of handing over of possession to the complainant.

Part arguments heard.

Matter to come up on **12.09.2023** for final arguments.


Sanjeev Kumar Arora
Member

V.I - 3
Vijay Kumar Goyal
Member
25.04.2023