

PROCEEDINGS OF THE DAY		25
Day and Date	Wednesday and 13.03.2024	
Complaint No.	CR/2330/2022 Case titled as Priya Passi VS Vatika Limited	
Complainant	Priya Passi	
Represented through	Complainant in person with Shri Gaurav Gupta, Advocate	
Respondent	Vatika Limited	
Respondent Represented	none	
Last date of hearing	20.12.2023	
Proceeding Recorded by	H.R.MEHTA	

Proceedings

The complainant filed the present complaint on 27.05.2022 and the reply was received on 08.12.2022.

Succinct facts of the case are as under:

S. N.	Particulars	Details
1.	Name and location of the project	"One on One, phase 1", Sector-16, Gurugram
2.	Nature of the project	Commercial complex
3.	RERA registered/ not registered and validity status	237 of 2017 dated 20.09.2017 valid up-to 19.09.2022
4.	Date of booking	29.12.2014 (page 30 of complaint)
	Date of allotment	23.01.2015 (page 34 of complaint)
5.	Unit no.	218, 6 th floor, block 4 admeasuring 500 sq.ft.(page 37 of complaint)
	New unit	625, 6 th floor, block 4 vide letter dated 03.08.2015 (page 36 of complaint)



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा मू-संपदा विनियामक प्राधिकरण/ गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. इन्क्व. हा. विभाग मंड. सिविल लाईन्स, गुरुग्राम, हरियाणा

5.	Date of buyer agreement	Not executed
6.	Total sale consideration	Rs.42,77,955 /- as per application form
7.	Amount paid by the allottee	Rs.34,22,364 /- as per
10.	Occupation certificate	Not obtained
11.	Offer of possession	Not offered
12.	Assured return clause	Assured monthly committed of Rs. 137.22/- per sq.ft. payable till completion of the project. Post completion of the project an amount equivalent to Rs. 130/- per sq.ft. super area of the unit per month shall be paid as committed return from the date of completion of construction of the said unit, for upto 36 months or till the said unit is put on lease, whichever is earlier.

Counsel for the complainant is seeking payment of assured return and execution of BBA and conveyance deed in addition to direction for not charging holding/maintenance charges. He places on record citations of orders passed by this Authority in similar matters in favour of his argument.

None has appeared on behalf of the respondent despite waiting till 1300 hours. However, in the interest of justice, the respondent may file written arguments within a period of two weeks with an advance copy to the counsel for the complainant. The complainant may also file written submission, in case he so desire, within a period of two weeks.

Reserved for orders.

Matter to come up on 29.5.2024 for pronouncement of orders.

Ashok Sangwan
Member
13.03.2024