

PROCEEDINGS OF THE DAY
16

Day and Date	Friday and 01.08.2025
Complaint No.	CR/2339/2024 Case titled as Neelkant K Swamy and Shaila Swamy VS Bright Buildtech Private Limited & Ace Mega Structure Private Limited
Complainant	Neelkant K Swamy and Shaila Swamy
Represented through	Shri Harshit Batra and Ms. Shikha Advocates
Respondent	Bright Buildtech Private Limited & Ace Mega Structure Private Limited
Respondent Represented	Shri Bhavay Shree Advocate
Last date of hearing	11.07.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been received on 24.05.2024. Reply on behalf of respondent has been received on 11.04.2025.

On the last date of hearing dated 11.07.2025, both the counsels for the party's state at bar that settlement talks were going on between the parties.

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

Sr. No.	Particulars	Details
1.	Name of the project	Woodview Residencies, Sector-89 and 90, Gurugram
2.	Nature of the project	Plotted colony
3.	Registration No.	Registered vide no. 34 of 2020 dated 06.10.2020

4.	DTCP license	59 of 2013 dated 16.07.2013 Valid upto 15.07.2021
5.	Unit no.	B-64-UGF
6.	Area of unit	1090 sq. ft.
7.	Date of execution of buyer's agreement	03.08.2015 (page 17 of complaint)
8.	Possession clause	5.1 <i>within 36 months with a grace period of 6 months from the date of issuance of allotment letter.</i>
9.	Due date of possession	03.02.2019 (as per possession clause in BBA)
10.	Total consideration	Rs. 70,84,521/- (as mentioned on page 36 of complaint)
11.	Total amount paid by the complainant	Rs.19,01,325/- (27% of TSC) (as per payment receipts on page 48-53 of complaint)
12.	Reminders for payment	15.02.2016, 03.03.2016, 30.10.2015
13.	OC received	N/A
14.	Offer of possession	N/A

Both the counsels for the party's state at bar that no settlement has been arrived at between the parties.

The counsel for the complainant is seeking delayed possession charges as the respondent has not yet obtained the occupation certificate and not offered the possession of the unit to the complainant.

The counsel for the respondent states that the respondent has not yet obtained the OC and the complainant has only paid 27% amount against the total sale



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

consideration. On the contrary, the counsel for the complainant states that the respondent has not sent any demand letter for payment since 2015.

Arguments heard.

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 05.09.2025 for pronouncement of order.


Arun Kumar
Chairman
01.08.2025