



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

PROCEEDINGS OF THE DAY				6
Day and Date		Monday and 07.04.2025		
Complaint No.		CR/2361/2021 Case titled as Surinder Ahlawat and Mrs Savitri Ahlawat VS Supertech Limited & Sarv Realtors Private Limited		
Complainant		Surinder Ahlawat and Mrs Savitri Ahlawat		
Represented through		Complainant in person with Shri Tapashwar Vats Advocate		
Respondent		Supertech Limited & Sarv Realtors Private Limited		
Respondent Represented		Shri Bhriugu Dhami Advocate on behalf of M/s Supertech Limited – R1 Ms Isha Dang, AR on behalf of Respondent no.2		
Last date of hearing		11.03.2025		
Proceeding Recorded by		Naresh Kumari and HR Mehta		
Proceedings				
The present complaint has been received on 09.06.2021 and the reply on behalf of the respondent received on 08.11.2021.				
The Application for impleadment of M/s Sarv Realtors Pvt. Ltd. was filed by the complainant and same was allowed on 10.12.2024.				
Succinct facts of the case as per pleadings and annexures are as under:				
S.No.	Particulars	Details		
1.	Name of the project	Supertech	Hues,	Sector-68,
		Gurugram-122101		
2.	Project area	55.5294 acres		
3.	Nature of project	Group Housing Colony		



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/2361/2021

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

4.	RERA registered/not registered	Registered vide registration no. 182 of 2017 dated 04.09.2017
	Validity Status	31.12.2021
5.	DTPC License no.	106 & 107 of 2013 dated 26.10.2013
	Validity status	25.12.2017
	Name of licensee	Sarv Realtors Pvt. Ltd & Ors.
6.	Unit no.	1001, on 10 th floor, (Page no. 21 of complaint)
7.	Unit tentatively measuring	1180 sq. ft. super area (Page no. 21 of complaint)
8.	Date of Booking	29.03.2014 (Page no. 21 of complaint)
9.	Date of execution of Builder developer agreement.	02.02.2016 (page 20 of complaint)
10.	Possession clause as per buyer developer agreement	The possession of the allotted unit shall be given to the allottee/s by the company by JULY 2018. However, this period can be extended for a further grace period of 6 months.
11.	Due date of possession	JULY 2018 + 6 months = January 2019
12.	Basic sale consideration	Rs.90,46,680/- (Page 22 of the complaint)
13.	Total amount paid by the complainant	Rs.27,35,944/-
14.	Occupation certificate	Not obtained
15.	Offer of possession	Not offered

The counsel for the complainant states that the unit was booked way back in the year 2014 and payments have been made. But despite having waited for more than 10 years the unit is still not completed and no occupation certificate is obtained and hence, is seeking refund of the full amount alongwith interest in terms of statutory rights u/s 18 of the Act.

The AR of the respondent No.2 clarifies that no occupation certificate in respect of the project has been received till date. The counsel for R1 states that earlier complainant has filed a separate complaint seeking DPC and has



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/2361/2021

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

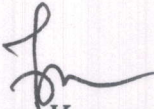
already been allowed and hence the above complaint seeking refund is not maintainable as barred by res judicata.

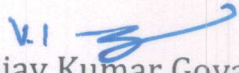
Both the parties may file brief written submissions within 2 weeks after supplying a copy to each other.

Order reserved.

Matter to come up on 13.05.2025 for pronouncement of order.

Ashok Sangwan
Member


Arun Kumar
Chairman
07.04.2025


Vijay Kumar Goyal
Member