

**PROCEEDINGS OF THE DAY**
**2**

|                                |                                                                                                                       |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Day and Date                   | Tuesday and 13.05.2025                                                                                                |
| Complaint No.                  | CR/2361/2021 Case titled as Surinder Ahlawat and Savitri Ahlawat VS Supertech Limited & Sarv Realtors Private Limited |
| Complainant                    | Surinder Ahlawat and Savitri Ahlawat                                                                                  |
| Represented through            | None                                                                                                                  |
| Respondent                     | Supertech Limited & Sarv Realtors Private Limited                                                                     |
| Respondent Represented through | Shri Bhirgu Dhami, Advocate on behalf of R-1<br>Shri Rohit Arora, Advocate for R-2                                    |
| Last date of hearing           | 07.04.2025                                                                                                            |
| 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                                          |
| 4.    | RERA registered/not registered | Registered vide registration no. 182 of 2017 dated 04.09.2017 |
|       | Validity Status                | 31.12.2021                                                    |

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

|     |                                                    |                                                                                                                                                                                |
|-----|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 <sup>th</sup> 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 complainant is seeking refund of the deposited amount as the respondent has not yet obtained the occupation certificate whereas the due date of possession was in January, 2019.

The counsel for the respondent No.1 states that the respondent company is under insolvency.

Arguments heard.

Order pronounced.



**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. विभ्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

The respondent no. 2 i.e., Sarv Realtors Private Limited is directed to refund the deposited amount to the complainant along with prescribed rate of interest i.e., 11.10% p.a. from the dates of each payment till its realization.

Detailed order will follow. Matter stands disposed of.

  
Ashok Sangwan  
Member

  
Arun Kumar  
Chairman  
13.05.2025

  
Vijay Kumar Goyal  
Member