



**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

<b>PROCEEDINGS OF THE DAY</b>		<b>48</b>
Day and Date	Wednesday and 10.04.2024	
Complaint No.	CR/245/2023 Case titled as Chandni Bajaj VS Regional Construction Private Limited	
Complainant	Chandni Bajaj	
Represented through	Shri Lakshay Manchanda Advocate	
Respondent	Regional Construction Private Limited	
Respondent Represented through	Shri Himanshu Singh Advocate	
Last date of hearing	10.01.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

### **Proceedings**

The present complaint has been received on 01.02.2023 and the reply on behalf of the respondent was received on 08.12.2023.

The counsel for the complainant is seeking quashing of the cancellation/forfeiture of the plot and possession of the allotted plot.

The counsel for the respondent states that possession was offered to the complainant on 19.04.2021 and due to the failure of the complainant to deposit the due amount, the allotment was cancelled and the amount paid against the unit was forfeited.

A perusal of the letter dated 19.04.2021 shows that the respondent has informed the complainant that it is in receipt of the occupation certificate for the project and subsequent documentation has been highlighted in the letter alongwith statement of account. However the authority observes that the project is a plotted colony and CC for the same has been granted by the competent authority only on 18.07.2022. The counsel for the respondent unable to show the basis on which it was informed to the complainant that occupation certificate had been received as on 19.04.2021. The counsel for



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CR/245/2023

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the respondent is directed to submit the relevant document within a period of one week with copy to the complainant.

Matter to come up on **24.07.2024** for further proceedings.

Ashok Sangwan  
Member  
10.04.2024