

**PROCEEDINGS OF THE DAY**
**25**

|                        |                                                                                               |
|------------------------|-----------------------------------------------------------------------------------------------|
| Day and Date           | Tuesday and 05.08.2025                                                                        |
| Complaint No.          | CR/2713/2021 Case titled as Vipin Kapoor VS Supertech Limited & Sarv Realtors Private Limited |
| Complainant            | Vipin Kapoor                                                                                  |
| Represented through    | Complainant in person with Shri Ujjawal Sharma Advocate                                       |
| Respondent             | Supertech Limited & Sarv Realtors Private Limited                                             |
| Respondent Represented | Shri Bhrigu Dhami Adv. for R1<br>Shri Dushyant Tewatia Adv. for R2                            |
| Last date of hearing   | 01.07.2025                                                                                    |
| Proceeding Recorded by | Naresh Kumari and HR Mehta                                                                    |

**Proceedings**

The present complaint has been received on 14.07.2021. Application for impleadment was filed on 08.04.2025 and the same was allowed on 01.07.2025. No reply has been filed by the respondent till date. Hence the defence of the respondent no. 2 is struck off.

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                                                    |
| 5.    | DTPC License no.               | 106 & 107 of 2013 dated 26.10.2013                            |



**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 लाईन्स, गुरुग्राम, हरियाणा

|     |                                                    |                                                                                                                                                                                 |
|-----|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | Validity status                                    | 25.12.2017                                                                                                                                                                      |
|     | Name of licensee                                   | Sarv Realtors Pvt. Ltd & Ors.                                                                                                                                                   |
| 6.  | Unit no.                                           | 0101, V, 1 <sup>st</sup> floor (page 21 of complaint)                                                                                                                           |
| 7.  | Unit tentatively measuring                         | 1430 sq. ft. super area 9 (page 21 of complaint)                                                                                                                                |
| 8.  | Date of Booking                                    | 12.10.2013                                                                                                                                                                      |
| 9.  | Date of buyer developer agreement                  | 05.03.2016                                                                                                                                                                      |
| 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.1,09,99,040/-                                                                                                                                                                |
| 13. | Total amount paid by the complainant               | Rs. 33,68,222/-                                                                                                                                                                 |
| 14. | Occupation certificate                             | Not obtained                                                                                                                                                                    |
| 15. | Offer of possession                                | Not offered                                                                                                                                                                     |

Order pronounced.

The respondent/promoter- M/s Sarv Realtors Pvt. Ltd. is directed to refund the entire paid-up amount along with interest at the rate of 11.10% as prescribed under rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017, from the date of each payment till its actual realization. The respondent is further directed to refund the amount first to the financial institution and thereafter the balance amount be paid to the complainant

Detailed order will follow. Matter stands disposed off.

Ashok Sangwan  
Member

Arun Kumar  
Chairman

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

05.08.2025