

PROCEEDINGS OF THE DAY		30
Day and Date	Wednesday and 30.07.2025	
Complaint No.	CR/2746/2023 Case titled as Satvinder Kaur Bains and Satwant Kaur VS Elan Buildcon Private Limited	
Complainant	Satvinder Kaur Bains and Satwant Kaur	
Represented through	Shri Gulab Singh Jarodia Advocate	
Respondent	Elan Buildcon Private Limited	
Respondent Represented through	Shri Ishaan Dang Advocate	
Last date of hearing	07.05.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The present complaint was filed on 20.06.2023 and registered as complaint no. 2746 of 2023. Reply on behalf of the respondent was received on 25.10.2023. Succinct facts as per the complaint and the reply are as under:-		
Sr. No.	Particulars	Details
1.	Name of the project	"Miracle", Sector-84, Village-Hayatpur, Gurgaon, Haryana.
2.	Nature of the project	Commercial
3.	Area of project	5.91875 acres
4.	DTCP license	License no. 34 of 2014 Dated-12.06.2014
5.	RERA Registered	Registered



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 बूथ, सिविल लाईंस, गुरुग्राम, हरियाणा

		Vide registration no. 190 of 2017 Dated:- 14.09.2017
6.	Allotment letter	04.04.2018 (As on page no. 55 of complaint)
7.	Unit no.	FS-03, Floor-2 nd
8.	Unit area	557 sq.ft. [Super-area]
9.	Date of execution of buyer's agreement	Not executed
10.	Possession clause	<i>Not available</i>
11.	Due date of possession	04.04.2021 (Calculated 36 months from date of allotment)
12.	Payment plan	On offer of possession-70% of Basic Sale Price + 100% of IFMS charges + 100% Car Parking - (Usage Rights) + (*Stamp duty, Registration charges & Administrative charges & all other charges as applicable will be charges extra) (As on page no. 56 of complaint)
13.	Total sales consideration	Rs.48,44,860/- (As on page no. 66 of complaint)
14.	Total amount paid by the complainant	Rs.19,03,538/- (As on page no. 63 of complaint)
15.	Occupation certificate	15.03.2023 (As on page no. 77 of reply)



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम
नया पी.डब्ल्यू.डी. विश्राम गुरु, सिविल लाईंस, गुरुग्राम हरियाणा

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

16.	Conditional offer of possession for fit-outs [Note:- unit area decreased from 575 sq.ft. to 557 sq.ft.]	07.09.2021 (As on page no. 60 of complaint)
17.	Reminders to pay outstanding amount due against "on offer of possession for fit-out)	12.10.2021 28.12.2021 08.02.2022 07.03.2022
18.	Final reminder	05.04.2022, 09.05.2022, 06.06.2022, 04.07.2022, 05.08.2022, 05.09.2022, 10.10.2022, 03.11.2022, 03.12.2022, 03.01.2023, 09.02.2023
19.	Pre cancellation letter	16.05.2023 (As on page no. 82 of reply)
20.	Cancellation letter	09.06.2023 (As on page no. 83 of reply)

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 03.09.2025 for pronouncement of order.

Ashok Sangwan
Member
30.07.2025