



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		62
Day and Date	Wednesday and 24.07.2024	
Complaint No.	CR/3212/2023 Case titled as Ameet Kkatyal and Renu Katyal VS Parkwood Infrastructure Private Limited & Land T Housing Finance Limited	
Complainant	Ameet Kkatyal and Renu Katyal	
Represented through	Shri Milind Modi Advocate	
Respondent	Parkwood Infrastructure Private Limited & Land T Housing Finance Limited	
Respondent Represented	Shri Shubham Mann Advocate	
Last date of hearing	01.05.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
On proceedings dated 01.05.2024, the counsel for the respondent stated that there are discrepancies in the amount claimed to have been paid by the complainant and actually received by the respondent. Accordingly, the counsel for the complainant was directed to submit bank statement pertaining to deduction of the amount paid by cheque for respective unit within a period of 3 weeks. However, the same has not been filed by the complainant till date. The present complaint has been received on 14.07.2023 and registered as complaint no. 3212 of 2023. The reply on behalf of respondent no.2 was received on 06.12.2023 and reply on behalf on respondent no.1 was filed on 09.04.2024. Succinct facts of the case as per complaint and reply are as under:		
Sr. No.	Particulars	Details
1.	Name of the project	"Parkwood Westend Phase-1", Sector-92, Gurugram , Haryana.



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2.	Nature of project	Group Housing Colony
3.	DTCP License no.	Licence No. 53 of 2010 dated 10.07.2010
4.	RERA registered	Registered 16 of 2018 dated:-19.01.2018, valid upto 31.12.2019
5.	Unit no.	D-1402, Tower-D, 14 th Floor (As per allotment letter on page 27 of complaint)
7.	Unit area	1840 sq.ft [Super area] (As on page 27 of complaint)
8.	Date of execution of buyer's agreement	21.08.2015 (As on page 32 of complaint)
9.	Possession clause	Clause 28. Possession (a) Time of handing over the Possession <i>That subject to terms of this clause and subject to the FLAT ALLOTTEE(S) having complied with all the terms and conditions of this Agreement and not being in default under any of the provisions of this Agreement and further subject to compliance with all provisions, formalities, registration of sale deed, documentation, payment of all amount due and payable to the DEVELOPER by the FLAT ALLOTTEE(S) under this agreement etc., as prescribed by the DEVELOPER, the DEVELOPER proposes to hand over the possession of the FLAT within a period of thirty six(36) months from the date of signing of this Agreement. if however understood between the parties that the possession of various</i>



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		<i>Block/Towers comprised in the complex as also the various common facilities planned therein shall be ready and complete in phases and will be handed over to the Allottee of different Block/Towers as and when completed.</i> (As on page 48 of complaint)
10.	Due date of possession	21.08.2018 (Calculated 36 months from date of execution of agreement)
11.	Total sales consideration	Rs.96,61,000/- (As per payment plan on page 29 of complaint)
12.	Amount paid by the complainants	Rs.71,66,800/- (as alleged by complainant on page 15 of complaint)
13.	Offer of possession	Not on record
14.	Occupation certificate	Not on record

The complainant is seeking refund of the amount deposited with the respondent with interest.

The counsel for the complainant states that bank statements are already placed on record in the complaint itself.

Arguments heard.

Both the counsels of the parties may file written submissions in the registry of the authority within a period of two weeks after supplying a copy to each other.

Order reserved.

Matter to come up on 18.9.2024 for pronouncement of orders.

Ashok Sangwan
Member
24.07.2024