

PROCEEDINGS OF THE DAY
22

Day and Date	Thursday and 08.05.2025
Complaint No.	CR/3311/2023 Case titled as Ravinder Kumar VS Orris Infrastructure Private Limited
Complainant	Ravinder Kumar
Represented through	Shri Nipun Rao Advocate
Respondent	Orris Infrastructure Private Limited
Respondent Represented	Ms. Charu Rustagi Advocate
Last date of hearing	13.03.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been received on 12.07.2023 and registered as complaint no. 3311 of 2023 and reply on behalf of respondent was received on 21.12.2023.

On last date of hearing (i.e., 21.11.2024), both the counsels for the parties' requests for short adjournment as the settlement talks between the parties are in progress.

Succinct facts of the case as per complaint and annexures are as under:

S. No.	Particulars	Details
1.	Name of the project	"ORRIS GATEWAY"
2.	Location of the project	Sector 82 A, Gurugram, Haryana
3.	Nature of the project	Commercial
4.	Project area	9.46875 acres
5.	DTCP license no. and validity status	82 of 2021 dated 18.10.2021 valid up to 17.10.2026
6.	RERA Registered/ not registered	Registered 85 of 2021 dated 20.12.2021 valid up to 31.12.2024

CR/321/2023

7.	Unit no.	SCO Plot no. 95, (As per page no. 4, 14 & 17 of the complaint)
8.	Unit area admeasuring	104.74 sq. yds. (super area) (As per page no. 4, 14 & 17 of the complaint)
9.	Date of booking	16.05.2023 (As per page no.15 of the complaint)
10.	Email by respondent <i>(W.r.t receipt of booking form for plot no. 95 and for discount of Rs.5 lacs)</i>	20.05.2023 (at page 17 of complaint)
11.	Allotment Letter	Not issued
12.	Date of execution of BBA	Not Executed
13.	Possession clause	Not provided
14.	Due date of possession	Not available
15.	Total sale consideration [including BSP, EDC, IDC & other charges]	Rs.3,61,35,300/- [Rs.3,45,000/- X 104.74 sq. yds.] (As per email dated 20.05.2023 at page no.17 of complaint)
16.	Amount paid by the complainants	Rs.10,00,000/- (As alleged at page no. 6 of complaint) & Rs.5,00,000/- (as per SOA of complainant's bank detail at page no.15-16 of complaint)
17.	Payment Plan	Not provided
18.	Occupation certificate /Completion certificate	Not provided



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

19.	Offer of possession	Not available
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Both the parties confirms that the matter could not get amicably settled.

The counsel for the complainant states that the complainant has submitted an booking application form on 16.05.2023 and has paid an amount of Rs.5,00,000/- through cheque bearing no.700205 dated 16.05.2025 to the respondent-promoter and on 20.05.2023, via email from respondent, the complainant was provided a discount of Rs.5,00,000/- and in the same, the respondent confirms the booking of SCO Plot no.95 and complainant was provided rate for sale consideration of Rs.3,45,000/- per sq. yds. which includes BSP, EDC, IDC and other charges for booked unit.

Further states that the representative of the respondent orally assures the complainant for execution of within 45 days and after lapse of 45 days the complainant immediately filed the present complaint to direct the respondent to execute the plot buyer agreement which is not executed till date.

The counsel for the respondent states that the complainant has booked a plot. The counsel referred para of application form which is placed at page 14 stating that in the application form only unit no. and unit area is mentioned and no sale consideration is provided in it. Further states that the said application form is neither having stamp nor signature of the respondent. Further states that the complainant has made less than 10% of the basic sale consideration which is Rs.3,61,35,300/- and did not turned down to make the payment and to execute the plot buyer agreement. Further states that as on today no unit is available in the project.

Arguments heard.

Both the parties may file written submissions within a period of 2 weeks with an advance copy to each other.

Detailed order will follow.

V.1 3
Vijay Kumar Goyal
Member
08.05.2025