

PROCEEDINGS OF THE DAY		63
Day and Date	Tuesday and 17.12.2024	
Complaint No.	CR/3352/2023 Case titled as Pooja Sachdeva and Akash Sachdeva VS Green Heights Projects Private Limited	
Complainant	Pooja Sachdeva and Akash Sachdeva	
Represented through	Shri Garvit Gupta Advocate	
Respondent	Green Heights Projects Private Limited	
Respondent Represented	Ms. Akshita proxy counsel	
Last date of hearing	17.09.2024	
Proceeding Recorded by	Naresh Kumari	

Proceedings

The present complaint was filed on 01.08.2023 and the reply on behalf of respondent was received on 05.10.2023.

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

S. N.	Particulars	Details
1.	Name of the project	"Baani Centre Point", Sector - M1D, Urban Complex, Manesar, Gurugram
2.	Project area	2.681 acres
3.	Nature of the project	Commercial
4.	DTCP license no. and validity status	59 of 2009 dated 26.10.2009 valid upto 12.09.2020
5.	Name of licensee	M/s Paradise System Pvt. Ltd.
6.	RERA Registered/ not registered	Registered vide no. 187 of 2017 dated 14.09.2017 valid upto 13.09.2019

7.	Unit no.	GF - 100 (Page 43 of complaint)
8.	Unit area admeasuring	401 sq. ft. (Page 43 of complaint)
9.	Date of booking	22.03.2013 (Page 26 of complaint)
10.	Date of allotment letter	01.12.2014 (Page 26 of complaint)
11.	Date of execution of commercial space Buyer agreement	05.01.2017 (Page 40 of complaint)
12.	Possession clause	2.1 Possession <i>The possession of the said premises shall be endeavored to be delivered by the intending purchaser by tentative date of 30.09.2017 with a grace period of 6 months beyond this date subject to clause 9 and completion of construction...</i>
13.	Due date of possession	30.03.2018
14.	Total sale consideration	Rs.37,86,719/- (As alleged by the complainant in his brief facts at page 21 of complaint)
15.	Amount paid by the complainants	Rs.37,72,999/- (As alleged by the complainant in his brief facts at page 21 of complaint)
16.	Occupation certificate /Completion certificate	Not obtained



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/3352/2023

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

The counsel for the complainant states that similar matters have been decided by the Authority in CR No.1360/2022. The complainant is seeking delayed possession charges under section 18 (1) of the Act, 2016.

The proxy counsel for the respondent seeks an adjournment to argue the matter as the arguing counsel is not available today. It is observed that written submissions have already been filed in this matter. Even written arguments were filed in this matter on 08.10.2024.

The authority see no justification in delaying the matter any longer.

Pleadings, written submissions as well as written arguments have been submitted.

Order reserved.

Ashok Sangwan
Member


Arun Kumar
Chairman
17.12.2024