



HARERA
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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		49
Day and Date	Tuesday and 07.04.2026	
Complaint No.	CR/3463/2024 Case titled as Birender Singh VS Pivotal Infrastructure Private Limited	
Complainant	Birender Singh	
Represented through	Shri Devinder Singh Advocate	
Respondent	Pivotal Infrastructure Private Limited	
Respondent Represented	Shri Ankit Vohra AR	
Last date of hearing	17.03.2026	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint has been received on 22.07.2024 and reply on behalf of respondent was received on 28.05.2025.

The counsel for the complainant states that the complainant is seeking directions to the respondent to pay monthly assured return to the complainant till date of issuance of valid offer of possession and grant of OC, to carry out the title registration/ execution of conveyance deed of the unit and to handover the physical vacant possession of the unit with immediate effect and to provide the complainant with prescribed rate of interest on delay in handing over of possession of the unit/ flat on the amount paid by the complainant from the due date of possession as per the buyer's agreement till the actual date of possession of the apartment.

The counsel for the respondent states that the respondent has yet obtained the occupation certificate from the competent authority which was applied in the year 2022 and which is expected within one month.



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Arguments heard.

The Authority observes that there is a delay in handing over of the possession on the part of the respondent. The respondent is directed to pay delayed possession charges @ 10.80% p.a. from the due date of possession or assured return at agreed terms to the complainant whichever is higher

The respondent is further directed to execute the conveyance deed in favour of the complainant after obtaining occupation certificate.

Other reliefs will be a part of their main order

Detailed order will follow. Matter stands disposed of.

Arun Kumar
Chairman
07.04.2026