



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		54
Day and Date	Thursday and 12.10.2023	
Complaint No.	CR/348/2023 Case titled as Deepa Taneja and Pardeep Kumar Taneja Vs Vatika Limited	
Complainant	Deepa Taneja and Pardeep Kumar Taneja	
Represented through	Shri Shiv Kumar, Advocate	
Respondent	Vatika Limited	
Respondent Represented through	Shri Mayank Grover, Advocate	
Last date of hearing	10.8.2023	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The resent complaint has been filed on 09.02.20023 and the reply filed on 11.08.2023.

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

S. N.	Particulars	Details
1.	Name and location of the project	"Turning Point, Sector 88 B, village Harsaru, Gurugram, Haryana
2.	Nature of the project	Group housing
3.	Project area	18.80 acres
4.	DTCP license no.	91 of 2013 dated 26.10.2013 valid upto 25.10.2017
5.	Name of licensee	M/s Vaibhav warehousing Pvt. Ltd & 9 others.
6.	RERA Registered/ not registered	Registered vide no. 213 of 2017 dated 15.09.2017 area admeasuring 93588 sqm. Valid upto 15.03.2023



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7.	Unit no.	603, West End-7 admeasuring 1895 sq.ft.. (Page 51 of complaint)
9.	Date of allotment	19.12.2016
11.	Date of builder buyer agreement	05.06.2018
12.	Due date of possession	15.03.2025
14.	Total sale consideration	Rs. 1,15,88,318/- as per SOA dated 08.08.2017
	Total basic sales price	Rs. 97,22,183/- as per SOA dated 08.08.2017
15.	Amount paid by the complainant	Rs. 23,81,819/- as per SOA dated 08.08.2017
16.	Occupation certificate	Not obtained
17.	Offer of possession	Not offered

The instant complaint is for refund along with interest as no construction work is going on at the site and project is abandoned at site as per report of Enquiry Officer deputed by the authority. Further the respondent has filed an application for de-registration of the project and has submitted a refund payment plan which is under construction of the authority separately.

Since the project is already abandoned. Hence, the complainant is allowed refund of paid up amount along with prescribed interest @10.75% per annum from the date of deposit till its realization. For compensation the complainant shall file a separate complaint.

Complaint stand disposed of. Detailed order will follow. File be consigned to the registry.

V.1-5
Vijay Kumar Goyal
Member
12.10.2023