



PROCEEDINGS OF THE DAY

19

Day and Date	Wednesday and 15.10.2025
Complaint No.	CR/3585/2024 Case titled as Pratibha Singh Sidhu VS Pareena Infrastructure Private Limited & Armed Forces Official Welfare Organization & Meenakshi Trehan & Rahul Trehan
Complainant	Pratibha Singh Sidhu
Represented through	Ms. Bindu Das, Advocate
Respondent	Pareena Infrastructure Private Limited & Armed Forces Official Welfare Organization & Meenakshi Trehan & Rahul Trehan
Respondent Represented through	Sh. Prashant Sheoran, Advocate for R1
Last date of hearing	10.09.2025
Proceeding Recorded by	H.R. Mehta and Kiran Chhabra

Proceedings

The present complaint has been filed on 06.08.2024 and reply on behalf of respondent no.1 was received on 02.04.2025 and respondent no. 2 to 4 were proceeded ex-parte vide order dated 09.07.2025.

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

S.N.	Particulars	Details
1.	Name and location of the project	"Micasa", sector-68, Gurgaon
2.	Nature of the project	Group Housing
3.	Project area	12.25085 acres
4.	DTCP license no.	111 of 2013 dated 30.12.2013 valid up to 12.08.2024 (area 10.12 acre)



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

		92 of 2014 dated 13.08.2014 valid up to 12.08.2019 (area 0.64 acre) 94 of 2014 dated 13.04.2014 valid up to 12.08.2024 (area 2.73 acre)
5.	RERA Registered/ not registered	Registered vide no. 99 of 2017 issued on 28.08.2017 up to 30.06.2022
6.	Allotment letter	29.12.2021 (page 55 of complaint)
7.	Unit allotted	2701, Tower-5, 27 th Floor (page 69 of complaint)
8.	Unit admeasuring area	1245 sq. ft. (super area), (page 55 of complaint)
9.	Date of builder buyer agreement	03.01.2022 (page 61 of complaint)
10.	Due date of possession	30.06.2022 [As per possession clause 7 of the agreement]
11.	Demand letter, Reminder letter	16.05.2023, 07.06.2023 (page 35-38 of reply)
12.	Pre-cancellation letter	07.10.2023 (page 140 of complaint)
13.	Cancellation letter	21.02.2024 (page 142 of complaint)
14.	Total sale consideration	Rs.77,77,417.50/- (excluding of applicable taxes and charges) (as per payment schedule on page 95 of complaint)
15.	Total amount paid by the complainant	Rs.15,67,284/- (as per cancellation letter dated 21.02.2024 on page 142 of complaint)
16.	Occupation certificate	03.06.2024 (page 45 of reply)
17.	Offer of possession	Not offered

Arguments heard.



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The counsel for the respondent has filed written submissions on 24.09.2025. The counsel for the complainant has handed over a copy of the written submissions during the course of hearing.

Order reserved.

Matter to come up on 19.11.2025 for pronouncement of orders. Meanwhile, the counsel for the complainant may file any rebuttal to the submissions of counsel for the respondent within a period of two weeks with an advance copy to counsel for the respondent.

Ashok Sangwan
Member
15.10.2025