

PROCEEDINGS OF THE DAY

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Day and Date	Tuesday and 24.12.2024
Complaint No.	CR/3840/2023 Case titled as Manish Bhatia VS Brahma City Private Limited & Adani Brahma Synergy Pvt Ltd.
Complainant	Manish Bhatia
Represented through	Ms. Ada Khursheed proxy counsel
Respondent	Brahma City Private Limited & Adani Brahma Synergy Pvt Ltd.
Respondent Represented through	Shri Venket Rao Advocate for R1 Shri Harshit Batra Adv. for R2
Last date of hearing	19.11.2024
Proceeding Recorded by	Naresh Kumari

Proceedings

The present complaint has been filed on 21.08.2023 and the reply on behalf of respondent was received on 23.01.2024.

The complainant, who is a subsequent allottee seeking quashing of cancellation of the plot, DPC and execution of the conveyance deed. The offer of possession dated 30.03.2022 is being challenged by the complainant on the ground that the basis infrastructure of the project is yet to be completed and the demand of Rs. 46,51,580/- inclusive of IFMS and possession charges and Rs.69,333/- as one-year advance maintenance charges are invalid. Further, the respondent(s) have violated the provisions of Section 3(1) of the Act, 2016.

On the other hand, the counsel for respondent(s) state that cancellation of the plot in question is valid as the complainant failed to deposit the outstanding amount despite many opportunities. The offer of possession was made to the complainant on 30.03.2022 well before the due date as per agreement to sell dated 31.05.2021.



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.एन.डी. विभाग गुरु. सिविल लाइन्स गुरुग्राम हरियाणा

Counsel for respondent No.1 states that respondent No.1 is no more concerned with the project and no relief lies against respondent No.1.

Arguments heard.

Order reserved.

Both the counsels for the parties may file brief written submissions within a period of 3 weeks with an advance copy to each other.

Matter to come up on **04.03.2025** for pronouncement of order.


Ashok Sangwan
Member


Arun Kumar
Chairman
24.12.2024


Vijay Kumar Goyal
Member