



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

26

Day and Date	Tuesday and 01.07.2025
Complaint No.	CR/404/2019 Case titled as Seema Walia D/o Dharamvir Walia VS Supertech Limited & DSC Estate Developers Private Limited
Complainant	Seema Walia D/o Dharamvir Walia
Represented through	Shri Sanjeev Kumar Sharma Advocate
Respondent	Supertech Limited & DSC Estate Developers Private Limited
Respondent Represented	Shri Bhrigu Dhami Adv. for R1 Shri Dhruv Dargon Adv. for R2
Last date of hearing	18.03.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been received on 06.02.2019. Reply on behalf of respondent received on 09.07.2021.

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

S.No.	Particulars	Details
1.	Name of the project	Supertech Azalia, Sector-68, Golf Course Extn. Road, Gurgurgram-122101
2.	Project area	55.5294 acres
3.	Nature of project	Group Housing Colony
4.	RERA registered/not registered	Registered vide registration no. 182 of 2017 dated 04.09.2017
	Validity Status	31.12.2021
5.	DTPC License no.	106 & 107 89 of 2014 134-136 of



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

		of 2013 dated 26.10.2013	dated 08.08.2014	2014 dated 26.08.2014
	Validity status	25.12.2017	Renewed on 31.03.2023 upto 07.08.2024	Renewed on 27.03.2023 upto 25.08.2024
	Name of licensee	Sarv Realtors Pvt. Ltd & Ors.	DSC Estate Developer Pvt. Ltd.	DSC Estate Developer Pvt. Ltd.
6.	Unit no.	0606(Page no. 21 of complaint)		
7.	Unit measuring	1020 sq.ft. (page 26 of complaint)		
8.	Date of Booking	05.09.2015 (Page no.24 of complaint)		
9.	Date of execution of Builder developer agreement	16.10.2015		
10.	Possession clause	<i>The Possession of the Unit shall be given by DEC,2019 or extended period as permitted by the agreement. However, this period can be extended for a further grace period of 6 months. The possession clause is subject to the timely payment of all installments and other dues by the allottee/s and the allottee/s agrees to strictly abide by the same in this regard.. ..."</i> (Emphasis supplied) (Page 21 of the complaint)		
11.	Due date of possession	Dec 2019 + 6 months = June 2019		
12.	Total sale consideration	Rs.73,28,500/- (page 21 of complaint)		
13.	Total amount paid by the complainant	49,88,355/- (as alleged by the complainant)		
14.	Occupation certificate	Not obtained		
15.	Offer of possession	Not offered		



**HARERA
GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम
नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईन, गुरुग्राम, हरियाणा

New PWD Rest House, Civil Lines, Gurugram, Haryana

16.	Memorandum of understanding (subvention scheme)	of 30.12.2015
-----	---	---------------

The complainant is seeking refund of the deposited amount.

On the last date of hearing, last opportunity was granted to the respondent no.2 to file reply. The counsel for the respondent no.2 states that copy of reply has been served to the complainant and seeks to file the same in the registry today itself. The same is allowed in the interest of justice.

Matter reserved for orders.

Written arguments may be filed within 2 weeks with an advance copy to the complainant.

Matter to come up on 29.07.2025 for pronouncement of order.

Ashok Sangwan Member		Arun Kumar Chairman 01.07.2025
-------------------------	--	--------------------------------------