



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		40
Day and Date	Thursday and 28.09.2023	
Complaint No.	CR/410/2023 Case titled as Sheela Devi and Hitender Kadiyan Vs Vatika Limited	
Complainant	Sheela Devi and Hitender Kadiyan	
Represented through	Shri Pankaj Yadav, Advocate	
Respondent	Vatika Limited	
Respondent Represented through	Shri Dhurv Dutt Sharma, Advocate	
Last date of hearing	11.7.2023	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint has been received on 03.02.2023 and the reply on behalf of respondent was received on 03.07.2023.		
Succinct facts of the case as per complaint and annexures are as under:		
S.N.	Particulars	Details
1.	Name of the project	Emilia in Vatika India Next, 82,82A,83,84,85, Gurgaon, Haryana
2.	Date of allotment letter	25.11.2010 (page 42 of complaint)
3.	Date of builder buyer agreement	21.04.2011 (page 49 of complaint)
4.	Plot no.	5, block E, street 2, floor second (page 42 of complaint)
5.	Due date of possession	21.04.2014
6.	Total sale consideration	Rs. 23,16,419/-

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण



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7.	Total amount paid by the complainant	Rs. 9,44,620/-
8.	Termination of builder buyer agreement	06.11.2018 (page 16 of reply) Due to GAIL pipeline
9.	Offer of possession	Not offered
10.	Occupation certificate	Not obtained

The complainant has sought following relief:

Pass an order for restore the booking of the complainants and direct the respondent to handover the actual, physical, vacant possession of the unit. If the respondent is not able to deliver the same unit as booked by the complainant, then direct the respondent to handover another unit of same size in their same project or another project in Gurugram.

The counsel for the respondent requests for a short adjournment to explore the possibility of amicable settlement and offer of alternate unit to the complainant. However, the complainant present in person states that earlier response of settlement has not yielded positive result and still is open for settlement if respondent is earnest and sincere in its offer.

Matter to come up on 14.12.2023 for further proceedings.

V.I - 3
Vijay Kumar Goyal
Member
28.09.2023