

PROCEEDINGS OF THE DAY		64
Day and Date	Friday and 28.04.2023	
Complaint No.	CR/415/2023 Case titled as Swarn Kumar Saha Vs Mahira Buildtech Private Limited	
Complainant	Swarn Kumar Saha	
Represented through	Complainant in person	
Respondent	Mahira Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The present complaint was filed on 02.02.2023 and registered as complaint No. 415 of 2023. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. The registry of the authority sent a notice along with a copy of the complaint through speed post of which delivery confirmed on 07.02.2023 as per the tracking report of the speed post available in the file. Registry has also sent the notice along with a copy of complaint through email on the following email address i.e., <u>swarnsaha818@gmail.com</u>, <u>gurgaon@mahiragroup.com</u>, <u>refund@mahiragroup.com</u> the same is shown to have delivered on the above email addresses as per the report available in the file. It is proper service of the notice. Case has been called out but no one has appeared on behalf of the respondent. Written reply not filed by the respondent so far. The respondent is directed to file reply within two weeks i.e., by 11.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed the defence of the respondent may be struck off.		



**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. विभाग गृह, सिविल लाइंस गुरुग्राम, हरियाणा

Matter to come up on **28.07.2023** for further proceedings.


Sanjeev Kumar Arora

Member

28.04.2023

PROCEEDINGS OF THE DAY		89
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7972/2022 Case titled as Vikram Das Vs Ocean Seven Buildtech Private Limited	
Complainant	Vikram Das	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent be restrained to not to cancel the unit and no third party rights be created. He		

also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

- (i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.
- (ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.
- (iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.
- (iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (1) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on **19.09.2023** for further proceedings


Sanjeev Kumar Arora
Member


Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		88
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7971/2022 Case titled as Lalit Kumar Taneja Vs Ocean Seven Buildtech Private Limited	
Complainant	Lalit Kumar Taneja	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent		



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New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. वडरु, सि. लीनस रोड, पब्लिक वर्कस, गुरुग्राम, हरियाणा

be restrained to not to cancel the unit and no third party rights be created. He also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

(i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.

(ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.

(iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.

(iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (1) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on **19.09.2023** for further proceedings..


Sanjeev Kumar Arora
Member


Vijay Kumar Goyal
Member

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

एन.ए.आर.ए. (विनियामक और विकास) अधिनियम, 2016 के अंतर्गत गठित प्राधिकरण

25/04/2023

PROCEEDINGS OF THE DAY		87
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7976/2022 Case titled as Subhash Chander Vs Ocean Seven Buildtech Private Limited	
Complainant	Subhash Chander	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent		



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New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. एच. आर. हाउस, सिविल लाइन्स, गुरुग्राम, हरियाणा

be restrained to not to cancel the unit and no third party rights be created. He also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

- (i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.
- (ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.
- (iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.
- (iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (1) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on **19.09.2023** for further proceedings.


Sanjeev Kumar Arora
Member


Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		86
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7965/2022 Case titled as Sudha Maurya Vs Ocean Seven Buildtech Private Limited	
Complainant	Sudha Maurya	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	none	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the responden		



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New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.एच.डी. रेस्ट हाउस सिविल लाइन्स, गुरुग्राम, हरियाणा

be restrained to not to cancel the unit and no third party rights be created. He also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

(i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.

(ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.

(iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.

(iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (I) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on **19.09.2023** for further proceedings.


Sanjeev Kumar Arora
Member


Vijay Kumar Goyal
Member
25.04.2023



PROCEEDINGS OF THE DAY		85
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7705/2022 Case titled as Asha Aby and Aby P Alex Vs Ocean Seven Buildtech Private Limited	
Complainant	Asha Aby and Aby P Alex	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing, alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent		



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New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. वुडघु. गौ. विभाग गृह, सिविल लाईन, गुगुरग्राम, हरियाणा

be restrained to not to cancel the unit and no third party rights be created. He also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

- (i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.
- (ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.
- (iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.
- (iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (i) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on 19.09.2023 for further proceedings.

Sanjeev Kumar Arora
Member

Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		84
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/8015/2022 Case titled as Arti and Sharad Kant Mishra Vs Ocean Seven Buildtech Private Limited	
Complainant	Arti and Sharad Kant Mishra	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent		



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New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. हा. विभाग का. सिविल लाईन, गुरुग्राम, हरियाणा

be restrained to not to cancel the unit and no third party rights be created. He also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

(i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.

(ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.

(iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.

(iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (i) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on **19.09.2023** for further proceedings.


Sanjeev Kumar Arora
Member


Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		83
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7462/2022 Case titled as Krishna Vs Ocean Seven Buildtech Private Limited	
Complainant	Krishna	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent be restrained to not to cancel the unit and no third party rights be created. He		



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हरियाणा भू-संपदा विनियामक प्राधिकरण/गुरुग्राम
CR-1462/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.एच.आर.डी. हाउस, सिविल लाइन्स, गुरुग्राम, हरियाणा

also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

- (i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.
- (ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.
- (iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.
- (iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (1) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on 19.09.2023 for further proceedings.


Sanjeev Kumar Arora
Member


VI - 3
Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		82
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7468/2022 Case titled as Krishna Kumar Sachdeva Vs Ocean Seven Buildtech Private Limited	
Complainant	Krishna Kumar Sachdeva	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent		



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HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. हाई. विभाग का निजीत लाईन, गुरुग्राम, हरियाणा

be restrained to not to cancel the unit and no third party rights be created. He also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

(i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.

(ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.

(iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.

(iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (l) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on 19.09.2023 for further proceedings.

Sanjeev Kumar Arora
Member

Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		81
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7635/2022 Case titled as Bhavna Kaira and Mahipal Singh Kiara Vs Ocean Seven Buildtech Private Limited	
Complainant	Bhavna Kaira and Mahipal Singh Kiara	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent		



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New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.एच.आर.डी. हाउस, सिविल लाइन्स, गुरुग्राम, हरियाणा

be restrained to not to cancel the unit and no third party rights be created. He also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

- (i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.
- (ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.
- (iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.
- (iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (I) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on 19.09.2023 for further proceedings.


Sanjeev Kumar Arora
Member

V.1-

Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		80
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7466/2022 Case titled as Himanshi Gandhi and Prerna Kaur Vs Ocean Seven Buildtech Private Limited	
Complainant	Himanshi Gandhi and Prerna Kaur	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent		

be restrained to not to cancel the unit and no third party rights be created. He also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

(i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.

(ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.

(iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.

(iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (1) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on **19.09.2023** for further proceedings..

Sanjeev Kumar Arora
Sanjeev Kumar Arora
Member

Vijay Kumar Goyal
Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		79
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7439/2022 Case titled as Sharvan Kumawat Vs Ocean Seven Buildtech Private Limited	
Complainant	Sharvan Kumawat	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 21.12.2022 and registered as **complaint no. 7595 of 2022**. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file.

Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off.

The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent



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New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. हा. विभाग नू. सिविल लाइन्स, गुरुग्राम, हरियाणा

be restrained to not to cancel the unit and no third party rights be created. He also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

(i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.

(ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.

(iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.

(iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (1) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on **19.09.2023** for further proceedings..


Sanjeev Kumar Arora
Member


Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		78
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7922/2022 Case titled as Parveen Kumar Gupta Vs Ocean Seven Buildtech Private Limited	
Complainant	Parveen Kumar Gupta	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent		



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New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. हाई. विभाग गुरु, सिविल लाइन्स, गुरुग्राम, हरियाणा

be restrained to not to cancel the unit and no third party rights be created. He also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

- (i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.
- (ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.
- (iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.
- (iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (1) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on **19.09.2023** for further proceedings.


Sanjeev Kumar Arora
Member


Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		77
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7669/2022 Case titled as Hardev Singh Vs Ocean Seven Buildtech Private Limited	
Complainant	Hardev Singh	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent		



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New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. हाउस, सिविल लाइन्स, गुरुग्राम, हरियाणा

be restrained to not to cancel the unit and no third party rights be created. He also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

- (i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.
- (ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.
- (iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.
- (iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (1) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on 19.09.2023 for further proceedings.


Sanjeev Kumar Arora
Member


Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		76
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7437/2022 Case titled as Sarita Devi Vs Ocean Seven Buildtech Private Limited	
Complainant	Sarita Devi	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent be restrained to not to cancel the unit and no third party rights be created. He		

also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

- (i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.
- (ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.
- (iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.
- (iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (1) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on **19.09.2023** for further proceedings.



Sanjeev Kumar Arora
Member



Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		75
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7459/2022 Case titled as Manish Jain Vs Ocean Seven Buildtech Private Limited	
Complainant	Manish Jain	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented		
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mahta	
Proceedings		
The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent be restrained to not to cancel the unit and no third party rights be created. He		



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.व्हाट्स. हा. विमान गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

- (i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.
- (ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.
- (iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.
- (iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (1) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on **19.09.2023** for further proceedings..


Sanjeev Kumar Arora
Member


Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		74
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7433/2022 Case titled as Rishab Bajaj Vs Ocean Seven Buildtech Private Limited	
Complainant	Rishab Bajaj	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent be restrained to not to cancel the unit and no third party rights be created. He		



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.आर.ए.डी. विभाग गुरु, सिविल लाइन्स, गुरुग्राम, हरियाणा

also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

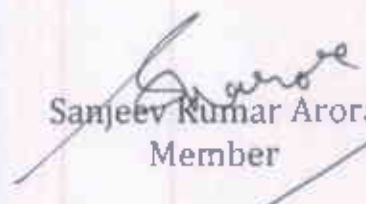
It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

- (i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.
- (ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.
- (iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.
- (iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (1) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on **19.09.2023** for further proceedings.


Sanjeev Kumar Arora
Member

V.1 
Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		73
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7383/2022 Case titled as Lokesh Kumar Vs Ocean Seven Buildtech Private Limited	
Complainant	Lokesh Kumar	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented		
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent		

be restrained to not to cancel the unit and no third party rights be created. He also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

- (i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.
- (ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.
- (iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.
- (iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (l) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on **19.09.2023** for further proceedings.


Sanjeev Kumar Arora
Member


Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		72
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7456/2022 Case titled as Deepak Kumar Jain Vs Ocean Seven Buildtech Private Limited	
Complainant	Deepak Kumar Jain	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent		



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CA 115/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.व्ही.रिहायश, सिविल लाइन्स, गुरुग्राम, हरियाणा

be restrained to not to cancel the unit and no third party rights be created. He also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

- (i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.
- (ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.
- (iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.
- (iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (I) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on 19.09.2023 for further proceedings.


Sanjeev Kumar Arora
Member


Vijay Kumar Goyal
Member
25.04.2023

PROCEEDINGS OF THE DAY		71
Day and Date	Tueasday and 25.04.2023	
Complaint No.	CR/7595/2022 Case titled as Navin Kumar Vs Ocean Seven Buildtech Private Limited	
Complainant	Navin Kumar	
Represented through	Shri Harshit Batra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 21.12.2022 and registered as complaint no. 7595 of 2022. As per the registry, complainant has sent copy of complaint through speed post as well as through email and proof regarding having the delivery of the complaint made to the respondent is submitted by the complainant as available in the file. Registry has also sent the notice along with a copy of the complaint through email at corporate@osbgroup.co.in and the same is shown to have delivered on the above email addresses as per the report available in the file. Case has been called out but no one has appeared on behalf of the respondent and neither any reply is filed. One last opportunity is granted to the respondent to put in appearance on the next date of hearing alongwith filing of reply within two weeks i.e., by 08.05.2023 in the registry. Last opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. The counsel for the complainant states that the progress of work in project is very slow and the respondent has issued termination letter to cancel the allotment of the unit in some of the cases and requested that the respondent		

be restrained to not to cancel the unit and no third party rights be created. He also states that STP, Gurugram has issued directions to change time linked plan into construction link plan and hence further instalments be demanded as per status of construction.

It is observed that DTCP on dated 21.3.2023 has passed the following orders after hearing both the parties :-

- (i) "Colonizer will share the list of defaulting allottees with Senior Town Planner, Gurugram, as well as with the other allottees (who have made full payment or 70% to 80%), so that they can convince them to make the payment to enable the colonizer to complete the construction works.
- (ii) Colonizer will share payment details of each allottee, who have made the payment but no receipt has been issued.
- (iii) Senior Town Planner, Gurugram will monitor the pace of construction work at site and send fortnightly report to HQ.
- (iv) Colonizer is directed to not cancel any allotment.

Further, the colonizer is directed to complete this project (Licence No.6 of 2016 dated 10.6.2016 in Sector 109, Gurugram) within six months, thereafter, the suspension order will be reviewed. If, the colonizer meet out their commitment and offer possession within six months, subsequently, the matter to withdraw the suspension order other two licences i.e. licence No.103 of 2019, Sector 70, GMUC, License No.28 of 2018, Sector 69, GMUC, shall be dealt with".

Therefore, the promoter is directed to ensure compliances of above directions in letter and spirit and being given one more opportunity to file quarterly progress report of above development works of above project as well as annual audited accounts statement in compliance of section 4 (2) (1) (d) of the Act. Further, no third party rights shall be created in respect of unit of the complainant allottee till further orders.

Matter to come up on **19.09.2023** for further proceedings.


Sanjeev Kumar Arora
Member


Vijay Kumar Goyal
Member
25.04.2023