



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
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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

PROCEEDINGS OF THE DAY		80
Day and Date	Friday and 05.07.2024	
Complaint No.	CR/4341/2023 Case titled as Shipra Godhwani VS Splendor Buildwell Private Limited	
Complainant	Shipra Godhwani	
Represented through	Shri Rajesh Sharma Advocate	
Respondent	Splendor Buildwell Private Limited	
Respondent Represented through	Ms. Shriya Takkar and Ms. Smriti Srivastava Advocates	
Last date of hearing	22.03.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint has been filed on 27.09.2023 and reply on behalf of respondent was received on 05.01.2024.

The counsel for the complainant states that an MoU was signed between the complainant and respondent on 13.04.2012 as per which the respondent had to pay assured return till completion of the unit @ 60 rupees per sq. ft and after that @ Rs.50/- per sq. ft. till the unit is leased out to the prospective lessee. The respondent continued paying assured return till November 2018 and after that, till date no assured return has been paid.

The counsel for the respondent states that the complainant had only paid basic sale consideration of the unit i.e Rs.40,50,000/- and many reminders were sent to the complainant to pay the remaining outstanding amount which they never paid and further brought attention of the authority towards a condition in the MoU which states that assured return committed by the respondent taken as cumulative shall not accede the basic sale price of the unit. However, inadvertently the assured return was paid beyond that amount and total assured return paid was Rs.69,81,000/- and after that the respondent stopped paying the assured return and rather, started demanding the balance consideration (other than the basic sale price) payable by the complainant



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CRJ 4341/2023

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

allottee. OC of the unit was obtained on 06.09.2019 and offer of possession was sent on 25.02.2021 and post that non payment of the outstanding dues by the complainant, the unit/MoU was cancelled on 13.10.2023 after several reminders.

Part arguments heard.

Matter to come up on 30.08.2024 for further arguments.

Sanjeev Kumar Arora
Sanjeev Kumar Arora

Member
05.07.2024