



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

4.	Unit type	3BHK (unit number not mentioned) (page 34 of complaint)
5.	Admeasuring area	1353 sq. ft. (page no. 34 of complaint)
6.	Date of execution of buyer's agreement	N/A
7.	Possession clause	N/A
8.	Due date of possession	N/A
9.	Basic sale consideration	Rs. 67,50,000/- (As alleged by the complainant)
10.	Paid up amount	Rs. 67,50,000/- (As alleged by the complainant)
11.	Offer of possession	Not offered
12.	Occupation certificate/completion certificate	Not obtained
13.	Special Power of Attorney (remarks)	At page no. 32 of complaint, the complainant i.e. B.K Sudarshan drafted special power of attorney in favour of the GPA holder on 11.02.2014 but same was executed on 29.09.2017.

The proxy counsel for the complainant states that the respondent-builder purchased some land from the complainant, who also assisted the respondent in buying the land from the third party, in exchange for compensation. As part



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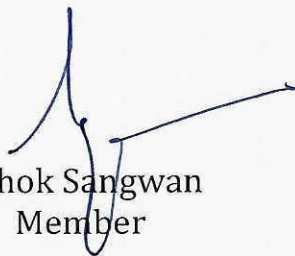
नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

of the compensation, the respondent-builder allotted 4 units in favour of the complainant in year 2009. In the year 2013 and 2016, the complainant sent various legal notices dated 29.04.2013 & 17.06.2016 for allotment of unit and handing over the possession of the units but respondent-builder did not pay any heed to the complainant. Thereafter, the complainant moved a complaint before the AGRF (Allottee Grievances Redressal Forum) against the respondent. The enquiry of the matter has been sent by the Deputy Commissioner-cum-Chairman, AGRF, Gurugram to the District Town Planner, Gurugram vide letter dated 08.08.2016. Enquiry report has been sent by the District Town Planner, Gurugram to the Deputy Commissioner-cum-Chairman, AGRF stating that *"the complainant has submitted the relevant documentary proof showing the allotment letter duly signed by the representative of the said company. However, in spite of repeated meetings and best possible efforts matter could not be resolved at the office of this level. Detailed facts for resolving the grievances of the complainants! This office is of the view that the matter shall be heard at a higher platform and if agreed the same may be placed before next AGRF meeting wherein the official / officer from the office of DGTCP shall also bring the facts related to the license / transfer license / issues raised in the Hon'ble High Court along with the status. All the relevant documents submitted by the complainant and the reply of the colonizer are attached herewith for reference"*.

The proxy counsels for both the parties seek an adjournment to argue the matter. The complaint is pending since 29.11.2019 which is more than 5 years. There is no justification for adjourning the matter any further. The parties are directed to file written submissions within a period of 2 weeks with an advance copy to each other.

Order reserved.

Matter to come up on 18.02.2025 for pronouncement of order.


Ashok Sangwan
Member


Arun Kumar
Chairman
28.01.2025


Vijay Kumar Goyal
Member