

new PWD Rest house, Civil Lines, Garhgaon/Haryana

PROCEEDINGS OF THE DAY		99
Day and Date	Tuesday and 06.12.2022	
Complaint No.	CR/4804/2022 Case titled as Surinder Pal Singh Marwah v/s Pivotal Infrastructure Pvt. Ltd.	
Complainant	Surinder Pal Singh Marwah	
Represented through	Complainant in person with Shri Geetansh Nagpal Advocate	
Respondent	Pivotal Infrastructure Pvt. Ltd.	
Respondent Represented	Shri Vaibhav Grover Advocate	
Last date of hearing	06.09.2022	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint has been filed on 06.07.2022 and the reply has been filed by the respondent on 06.09.2022.		
Succinct facts of the case as per pleadings and annexures are as under:		
S. N.	Particulars	Details
1.	Name and location of the project	"Paradise" at sector 62, village Ullahawas, Gurgaon, Haryana
2.	Nature of the project	Affordable Group housing
3.	Project area	Approx.... 5acres
4.	RERA Registered/ not registered	Registered vide no. 178 of 2017 dated 01.09.2017 valid upto 29.05.2021
5.	Unit no.	T4-1103, 11 th floor, tower no. T4 (Annexure P2, page no. 26 of complaint)
6.	Unit area admeasuring	636 sq. ft. (Carpet area) (Annexure P2, page no. 26 of complaint)
7.	Date of allotment	30.11.2016



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CRJ/4804/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

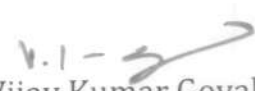
		(Annexure P2, page no. 26 of complaint)
8.	Date of builder buyer agreement	19.06.2019 (Page no. 34 of complaint)
9.	Date of building plan approval	25.07.2016 (page 17 of reply)
10.	Environmental clearance dated	28.07.2017 (page 21 of reply)
11.	Due date of possession	28.07.2021 [Due date of possession calculated from the date of environmental clearance dated 28.07.2017]
12.	Total sale consideration	Rs. 27,51,960/- (demand letter dated 16.08.2022 on page 112 in reply)
13.	Amount paid by the complainant	Rs. 27,43,336/- (demand letter dated 16.08.2022 on page 112 in reply)
14.	Demand letter issued by the respondent	16.08.2022 (page 111 of reply)
15.	Occupation certificate	N/A
16.	Offer of possession	Not offered

The counsel for the respondent requests for a short adjournment as the main counsel is out of station due to some marriage ceremony in the family and is not available for addressing the arguments. Request is allowed.

The counsel for the complainant requests that inspite of having paid the full consideration amount and the due date of handing over of possession having lapsed on 28.07.2021 but no updated status of the construction and handing over of possession is being intimated to the complainant, the respondent may be directed to provide the specific date and schedule of completion of building and having over of possession. The respondent is directed to provide the complete status of construction at site and likely date of handing over of possession after obtaining OC from the competent authority. The Planning branch of the authority is also directed to check the status of filing of QPR and annual audited statement by the respondent alongwith validity of registration and in case of any deficiency or violation the necessary penal action should be initiated immediately against the respondent.

Matter to come up on 15.02.2023 for further proceedings.


Sanjeev Kumar Arora
Member


Vijay Kumar Goyal
Member
06.12.2022