



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

59

Day and Date	Wednesday and 15.02.2023
Complaint No.	CR/4804/2022 Case titled as Surender Pal Singh Marwah Vs Pivotal Infrastructure Private Limited
Complainant	Surender Pal Singh Marwah
Represented through	Complainant in person
Respondent	Pivotal Infrastructure Private Limited
Respondent Represented	Shri Rohan Gupta Advocate
Last date of hearing	06.12.2022
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



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CR/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)
6.	Unit area admeasuring	636 sq. ft. (Carpet area) (Annexure P2, page no. 26 of complaint)
7.	Date of allotment	30.11.2016 (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



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CKJ 15/02/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

The complainant present in person states that there is a difference in statement of account which needs to be reconciled.

The counsel for the respondent is directed to supply the updated account statement for reconciliation purpose.

Complainant had booked a unit in August 2016 and due date was 28.07.2021. Undoubtedly, there is a delay of around 19 months. No OC has been applied.

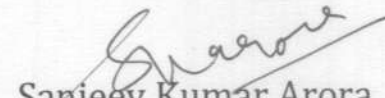
The counsel for the respondent states that due date in this case comes to 28.01.2022 after considering six months grace period on account of Covid.

Arguments heard.

Order pronounced.

Delayed possession charges are allowed alongwith prescribed rate of interest i.e. 10.60% per annum.

Detailed order will follow. Matter stands disposed off. File be consigned to the registry.


Sanjeev Kumar Arora
Member
15.02.2023