

PROCEEDINGS OF THE DAY
42

Day and Date	Tuesday and 05.08.2025
Complaint No.	CR/4841/2023 Case titled as Prateek Shrivastava VS Vatika Limited
Complainant	Prateek Shrivastava
Represented through	Shri Sukhbir Yadav Advocate
Respondent	Vatika Limited
Respondent Represented	Shri Venket Rao Advocate
Last date of hearing	06.05.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint was filed on 19.10.2023 and the reply was received on 15.02.2024.

Succinct facts of the case as per complaint and annexures are as under: -

Sr. No.	Particulars	Details
1.	Name of the project	INXT City Centre, Sector 83, Gurugram
2.	Nature of project	Commercial complex
3.	Project Area	10.72 Acres
4.	DTCP license	122 of 2008 dated 14.06.2008 Valid up to 13.06.2016
5.	Name of the Licensee	Trishul Industries
6.	RERA registered/ not registered and validity	Not Registered



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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. डी. विश्राम गृह, मित्रिल लाईंस, गुरुग्राम, हरियाणा

	status	
7.	Unit no.	05, Ground Floor, Block-E (pg. no. 31 of complaint)
8.	Unit admeasuring	1425 sq. ft. (super area)
9.	Allotment Letter	23.08.2016 (pg. no. 31 of complaint)
10.	Date of execution of builder buyer agreement	14.10.2016 (pg. no. 36 of complaint)
11.	Possession clause	(To be ascertained)
12.	Due date of delivery of possession	(To be ascertained)
13.	Basic sale price	Rs.99,75,000/- (As per BBA, pg. no. 38 of complaint)
14.	Total amount paid by the complainant	Rs.72,96,712/- (pg. no. 38 of complaint)
15.	Occupation certificate	(To be ascertained)
16.	Offer for possession	(To be ascertained)
17.	Completion of construction of Block-E	26.03.2018 (pg. no. 65 of complaint)
18.	Demand letter	19.09.2018 (pg. no. 67 of complaint)
19.	Cheques issued by complainant against demand	15.10.2018 (pg. no. 71 of compliant)
20.	Letter for cancellation of	19.08.2020

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

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण



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	buyer's agreement cum refund letter	(pg. no. 72 of complaint)
21.	Reply to the letter for cancellation of buyer's agreement cum refund letter	27.08.2020 (pg. no. 73 of complaint)

The complainant filed a complaint against the respondent wherein the relief of assured return was sought and the authority disposed of the same vide order dated 10.11.2021 and the allowed the assured return from October 2018 till handing over of possession.

Arguments heard.

Order reserved.

Parties may file brief written submissions within a period of 2 weeks with an advance copy to each other.

Matter to come up on 26.08.2025 for pronouncement of order.

Ashok Sangwan
Member

Arun Kumar
Chairman
05.08.2025