



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		56
Day and Date	Thursday and 19.10.2023	
Complaint No.	CR/5556/2022 Case titled as Harish Arora V/s Royal Blue City Developers Private Limited	
Complainant	Harish Arora	
Represented through	Ms Dagar Malhotra, Advocate	
Respondent	Royal Blue City Developers Private Limited	
Respondent Represented	None	
Last date of hearing	25.5.2023	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint has been received on 08.08.2022 and registered as complaint No. 5556 of 2022.

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

S.No.	Particulars	Details
1.	Name and location of the project	"Royal Homes", Sector39, Gurugram
2.	Nature of the project	Residential Unit
3.	RERA Registered/ not registered	Unregistered
4.	Unit no.	Flat no.-001, Upper Ground Floor, Tower-A (As per page no. 14 of the complaint)
5.	Unit area admeasuring	850 sq. ft. (Super Area) (As per page no. 28 of the complaint)
6.	Allotment letter	01.09.2019 (As per page no. 15 of complaint)
7.	Date of execution of agreement to sell	06.11.2019 (As per page no. 13 of the complaint)
8.	Possession clause	Not mentioned in agreement to sell



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9.	Due date of possession	Cannot be ascertained
10.	Penalty to be paid as per agreement to sell in case of delay in handing over of possession	Clause 2 <i>That the work of building stops before the possession, then I will refund the money.</i>
11.	Total sale consideration	Rs. 52,00,000/- (As per payment plan on page no. 15 of complaint)
12.	Amount paid by the complainant	Rs. 15,51,000/- (As alleged by the complainant on page no. 11 of the complaint)
13.	Occupation Certificate/ Completion Certificate	Not obtained
14.	Offer of possession	Not offered

On last date of hearing, the defence of both the respondents was struck off as respondents have not filed reply till date and nor put up appearance despite the publication in the newspaper with the directions to file written reply failing which ex-parte proceedings would be carried out against respondents.

Therefore, the case is being further proceeded on the basis of documents and pleadings filed by the complainant.

Order reserved.

Matter to come up on 14.12.2023 for pronouncement of orders.

V.1 - 3
Vijay Kumar Goyal
Member
19.10.2023