



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				26
Day and Date		Tuesday and 06.05.2025		
Complaint No.		CR/5562/2022 Case titled as Vikas Rana and Indravati Rana VS Puri Construction Private Limited		
Complainant		Vikas Rana and Indravati Rana		
Represented through		Shri Sanjeev Sharma Advocate		
Respondent		Puri Construction Private Limited		
Respondent Represented through		Shri Himanshu Juneja AR		
Last date of hearing		11.02.2025		
Proceeding Recorded by		Naresh Kumari and HR Mehta		
Proceedings				
The present complaint has been received on 18.08.2022 and the reply on behalf of respondent was received on 10.03.2023.				
Succinct facts of the case as per complaint and reply are as under:				
S.N.	Particulars	Details		
1.	Project name and location	"Diplomatic Greens", Sector 110A & 111, Gurugram		
2.	Project area	21.01875 acres		
3.	Nature of project	Group Housing		
4.	RERA registered/not registered	Not registered		
5.	DTCP License no.	55 of 2010 dated 25.07.2010	87 of 2012 dated 29.08.2012	33 of 2013 dated 25.05.2013
	Validity status	24.07.2025	28.08.2025	24.05.2024
	Area	15.457 acres	4.268 acres	1.29375 acres
	Name of licensee	Nature Villa Promoters Pvt. Ltd. & 2 Ors.		
6.	BBA with original allottee	24.03.2012 [pg. 18 of complaint]		



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CA 5562/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

7.	Unit no.	702, 7 th floor, block A4 admeasuring 1780 sq. ft. [pg. 20 of complaint]
8.	Possession clause	14(a) 42 months from date of execution of BBA + 180 days grace period
9.	Due date of possession	24.03.2016 Grace period included
10.	TSC as per SOA dated 03.03.2023	₹1,48,04,684/- [pg. 57A of reply]
11.	AP as per SOA dated 03.03.2023	₹1,48,04,684/- [pg. 57A of reply]
12.	Occupation Certificate details	OC received dated 29.08.2016 for tower/block- Tower A1 to A5(Ground floor, 1 st floor to 12 th floor), Tower B1 (Ground floor, 1 st floor to 12 th floor), Tower B2(Ground floor, 1 st floor to 12 th floor), Tower C1(Stilt floor, 1 st floor to 21 st floor), Tower C2 (Stilt floor, 1 st floor to 21 st floor), Tower C3(Stilt floor, 1 st floor to 21 st floor), Tower C4(Stilt floor, 1 st floor to 21 st floor), Tower D(Ground floor, 1 st floor to 14 th floor), Villas-E1& E8 (Ground floor, 1 st floor & 2 nd floor), Villa E2 (Ground floor, 1 st floor & 2 nd floor), Villas- E3to E7(Ground floor, 1 st floor & 2 nd floor), Villa E9 (Ground floor, 1 st floor & 2 nd floor), Villa E10 (Ground floor, 1 st floor & 2 nd floor), EWS (Ground floor, 1 st floor & 7 th floor), Community building (H1) (Ground floor & 1 st floor, Community Building (H2) (Ground floor), Convenient Shopping (Ground floor), Nursery school (k1& K2), Lower Basement, Upper Basement
13.	Offer of possession to original allottee	01.10.2016 [pg. 57 of complaint]
14.	CD in favour of legal heir of original allottee	27.04.2018 [pg. 57 of reply]

The counsel for the complainant states that the complainant is seeking delayed possession charges from the due date of possession.



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CK/5562/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

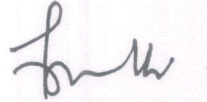
The counsel for the respondent states that the complaint is not maintainable on the grounds that the respondent has already handed over the physical possession of the unit on 01.10.2016 to the original allottee and conveyance deed has been executed on 24.07.2018 accordingly, the present complaint is liable to be dismissed.

Arguments heard.

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

Detailed order will follow. File be consigned to the registry.

Ashok Sangwan
Member


Arun Kumar
Chairman
06.05.2025

V. I. 
Vijay Kumar Goyal
Member