



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
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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

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Day and Date	Monday and 07.04.2025
Complaint No.	CR/7260/2022 Case titled as Divesh Dubey and Anubhava Upadhyay VS Supertech Limited & Sarv Realtors Private Limited
Complainant	Divesh Dubey and Anubhava Upadhyay
Represented through	Shri Ajay Kumar Singh Advocate
Respondent	Supertech Limited & Sarv Realtors Private Limited
Respondent Represented through	Shri Bhriugu Dhami Advocate on behalf of M/s Supertech Limited – R1 Ms Isha Dang, AR on behalf of Respondent no.2
Last date of hearing	11.03.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been received on 14.11.2022. Reply has been filed by the respondent.

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

S.No.	Particulars	Details
1.	Name of the project	Supertech Hues, Sector-68, Gurugram-122101
2.	Project area	55.5294 acres
3.	Nature of project	Group Housing Colony
4.	RERA registered/not registered	Registered vide registration no. 182 of 2017 dated 04.09.2017
	Validity Status	31.12.2021
5.	DTPC License no.	106 & 107 of 2013 dated 26.10.2013
	Validity status	25.12.2017
	Name of licensee	Sarv Realtors Pvt. Ltd & Ors.
6.	Unit no.	1501, tower F, 15 th floor (page 24 of complaint)
7.	Unit tentatively measuring	1180 sq. ft. super area



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8.	Date of Booking	13.10.2013
9.	Date of buyer developer agreement	20.08.2014 (page 23 of complaint)
10.	Possession clause as per buyer developer agreement	The possession of the allotted unit shall be given to the allottee/s by the company by APR 2017. However, this period can be extended for a further grace period of 6 months.
11.	Due date of possession	APR 2017 + 6 months = OCT 2017
12.	Basic sale consideration	Rs.87,45,780/-
13.	Total amount paid by the complainant	Rs. 77,31,676/-
14.	Occupation certificate	Not obtained
15.	Offer of possession	Not offered

The complainant is seeking refund of the deposited amount with prescribed rate of interest.

Arguments heard.

The respondent/promoter No.2 - Sarv Realtors Private Limited is directed to refund the entire amount received by it from the complainants along with interest at the rate of 11.10% p.a. as prescribed under rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017 from the date of each payment till the actual date of refund of the deposited amount.

Detailed order will follow. Matter stands disposed off.

Ashok Sangwan
Member

Arun Kumar
Chairman
07.04.2025

V.I. 3
Vijay Kumar Goyal
Member