

PROCEEDINGS OF THE DAY
34

Day and Date	Friday and 13.12.2024
Complaint No.	CR/773/2023 Case titled as Deepak Batra VS Bright Buildtech Private Limited
Complainant	Deepak Batra
Represented through	Shri Preet Singh Oberoi Advocate
Respondent	Bright Buildtech Private Limited
Respondent Represented through	Shri Nitin Harsh Jain Adv. for R1 & R2 Ms. Charu Rustagi Adv. for R3
Last date of hearing	02.08.2024
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint was filed on 15.03.2023 and the reply on behalf of respondent no. 1, 2 & 3 was filed on 17.11.2023.

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

S. N.	Particulars	Details
1.	Name and location of the project	"Woodview Residencies" at sector 89 and 90, Gurgaon, Haryana
2.	Nature of the project	Residential Plotted Colony
3.	Project area	114.506 acres
4.	Rera registered or not	Registered Vide no. 34 of 2020 issued on 06.10.2020 upto 15.07.2023
5.	DTCP License no.	59 of 2013 dated 16.07.2013 valid upto 15.07.2021



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CA/173/23

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

6.	Name of Licensee	Orris Land & Housing Pvt. Ltd. and 42 others
7.	Fully Furnished Floor/ Unit No.	C82-UGF (page no. 19 of complaint)
8.	Unit area admeasuring	Total area= 2498 sq. ft. (page no. 26 of complaint)
9.	Allotment Letter	04.03.2017 (page no. 19 of complaint)
10.	Date of builder buyer agreement	19.04.2017 (Page no. 23 of complaint)
11.	Possession clause	5.Possession of Dwelling Unit 5.1 Subject to Clause 5.2 and subject to the Buyer making timely payments, the Company shall endeavor to complete the construction of the Building Block in which the Dwelling Unit is situated within 36 months with a grace period of 6 months from the date of issuance of Allotment Letter provided that all amounts due and payable by the Buyer has been paid to the Company in timely manner. The Company shall be entitled to reasonable extension of time for the possession of the Dwelling Unit in the event of any default or negligence attributable the Buyer's fulfillment of terms & conditions of this Agreement.
12.	Due date of possession	04.09.2020 (calculated from the date of allotment Letter including grace period of 6 months as it is unqualified)
13.	Total sale consideration	Rs. 1,16,63,512/-



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		(as per payment plan on page no. 20 of complaint)
14.	Amount paid by the complainant	Rs. 1,13,23,250/- (as per BBA on page no. 28 of complaint)
15.	Completion certificate	Not obtained
16.	Offer of possession	Not offered

Both the parties may submit written submissions within a period of 3 weeks with an advance copy to each other.

Matter to come up on **21.02.2025** for final arguments.

Ashok Sangwan
Member
13.12.2024