



HARERA
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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 सिविल लाईंस, गुरुग्राम हरियाणा

PROCEEDINGS OF THE DAY		52
Day and Date	Wednesday and 11.10.2023	
Complaint No.	CR/7929/2022 Case titled as Deepak Singh Vs CZAR Buildwell Private Limited	
Complainant	Deepak Singh	
Represented through	Complainant in person	
Respondent	CZAR Buildwell Private Limited	
Respondent Represented	None	
Last date of hearing	6.7.2023	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
	Proceedings	
	The present complaint was filed on 20.01.2023 and registered as complaint no. 7929 of 2022. On the last date of hearing dated 05.07.2023 Shri Rishabh Gupta Advocate was present on behalf of the respondent company and was directed to file the reply within two weeks, i.e., by 19.07.2023 in the registry subject to payment of Rs. 5,000/- to be paid to the complainant. In case reply is not filed within the time allowed, the defence of the respondent shall be struck off. But the respondent failed to comply with the orders of the authority by not filing a written reply within the time allowed. None appeared on behalf of the respondent today. The respondent is again directed to file reply in the registry of the authority within a period of 15 days after supplying a copy to the counsel for the complainant. In case reply is not filed in the stipulated period, the defence of the respondent shall be struck off.	



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Matter to come up on 10.1.2024 for further proceedings.


Sanjeev Kumar Arora

Member
11.10.2023



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New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विभाग गृह.सिबिल लाईन, गुरुग्राम हरियाणा

PROCEEDINGS OF THE DAY		37
Day and Date	Wednesday and 11.10.2023	
Complaint No.	CR/6658/2022 Case titled as Rajnish Agarwal Vs Emaar MGF Land Limited	
Complainant	Rajnish Agarwal	
Represented through	Ms. Vandana Agarwal Advocate	
Respondent	Emaar MGF Land Limited	
Respondent Represented	Shri Harshit Batra Advocate	
Last date of hearing	02.08.2023	
Proceeding Recorded by	Naresh Kumari	
	Proceedings The present complaint has been received on 17.10.2022 and the reply was received on 03.10.2023. The authority notes that the present matter has already been adjudicated in CR No.870/2019 vide orders dated 04.12.2020 which state as under "reply filed by the respondent, copy supplied and taken on record. Parties have arrived at an amicable settlement and a copy of settlement deed to this effect has been placed on record. In view of settlement arrived at between the parties to their full satisfaction, the matter stands dismissed as withdrawn. File be consigned to the registry". The complainant herself states that certain issues which were not part of the settlement deed are being raised in the present complaint like PLC, GST and VAT. The counsel for the respondent states that the matter has already been settled to the full satisfaction of the parties as per clause 3 of the settlement agreement	



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CR/6658/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विमान गृह विमान लाइन गुरुग्राम, हरियाणा

and the complainants are barred from raising any further issues subsequent to the settlement agreement.

The conveyance deed in the matter has already been executed on 17.03.2020. In view of the above facts, the authority is of the view that the complaint is not maintainable and is hereby dismissed as such. Detailed order will follow. File be consigned to the registry.

Ashok Sangwan
Member
11.10.2023

PROCEEDINGS OF THE DAY		36
Day and Date		Wednesday and 11.10.2023
Complaint No.		CR/6657/2022 Case titled as Vandana Agarwal Vs Emaar MGF Land Limited
Complainant		Vandana Agarwal
Represented through		Complainant in person
Respondent		Emaar MGF Land Limited
Respondent Represented		Shri Harshit Batra Advocate
Last date of hearing		02.08.2023
Proceeding Recorded by		Naresh Kumari
Proceedings		
The present complaint has been received on 17.10.2022 and the reply was received on 03.10.2023. The authority notes that the present matter has already been adjudicated in CR No.870/2019 vide orders dated 04.12.2020 which state as under “reply filed by the respondent, copy supplied and taken on record. Parties have arrived at an amicable settlement and a copy of settlement deed to this effect has been placed on record. In view of settlement arrived at between the parties to their full satisfaction, the matter stands dismissed as withdrawn. File be consigned to the registry”. The complainant herself states that certain issues which were not part of the settlement deed are being raised in the present complaint like PLC, GST and VAT. The counsel for the respondent states that the matter has already been settled to the full satisfaction of the parties as per clause 3 of the settlement agreement		



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New PWD Rest House, Civil Lines, Gurugram, Haryana

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

and the complainants are barred from raising any further issues subsequent to the settlement agreement.

The conveyance deed in the matter has already been executed on 17.03.2020.

In view of the above facts, the authority is of the view that the complaint is not maintainable and is hereby dismissed as such.

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


Ashok Sangwan
Member
11.10.2023



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New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विभाग गुरु-सिविल लाइन्स गुरुग्राम हरियाणा

Matter stands disposed off. Detailed order will follow. File be consigned to the registry.


Ashok Sangwan
Member
11.10.2023

PROCEEDINGS OF THE DAY		22
Day and Date	Wednesday and 11.10.2023	
Complaint No.	CR/6896/2022 Case titled as Saurav Nakra Vs Dream Home Infrastructure Private Limited	
Complainant	Saurav Nakra	
Represented through	Shri Shivam Chopra Advocate	
Respondent	Dream Home Infrastructure Private Limited	
Respondent Represented	Shri Vaibhav Gupta proxy counsel	
Last date of hearing	31.05.2023	
Proceeding Recorded by	Naresh Kumari	
	Proceedings The present complaint has been filed on 23.12.2021 and the respondent has submitted an application for rejection of complaint on 02.03.2022. The counsel for the complainant states that admittedly there was a default on part of the complainant in making certain payments to the respondent but the same was due to certain compelling circumstances as the complainant was undergoing divorce proceedings. Further, proxy counsel for the complainant states that the cancellation is liable to be set aside as the respondent failed to refund the amount paid by the complainant till date which is almost 2 years after the cancellation occurred. Proxy counsel for the respondent states that the main counsel is unable to argue the matter today because of a family emergency. The matter is pending since 26.10.2022 and it is not in the interest of justice to delay the same any	



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CR/6898/2022

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

further. The pleadings are already on record. The parties may file written arguments within a period of 3 weeks with an advance copy to each other.

Order reserved.

Matter to come up on **06.12.2023** for pronouncement of order.


Ashok Sangwan
Member
11.10.2023

PROCEEDINGS OF THE DAY		23
Day and Date	Wednesday and 11.10.2023	
Complaint No.	CR/7923/2022 Case titled as Kanchan and Jitender Singh Vs Anant Raj Limited	
Complainant	Kanchan and Jitender Singh	
Represented through	Shri Mukul Kaushik Advocate	
Respondent	Anant Raj Limited	
Respondent Represented	Ms. Surya proxy counsel	
Last date of hearing	05.07.2023	
Proceeding Recorded by	Naresh Kumari	
	Proceedings The present complaint has been received on 08.10.2022 and the reply on behalf of the "The Anant Raj Industries Limited" was filed on 14.10.2022. The counsel for the complainants is seeking delayed possession charges and handing over of physical possession of the unit and states that although offer of possession was made by the respondent on 30.11.2019 but the respondent by its own admission on page 5 of the reply at para No.13 had admitted that the unit was ready for possession since the year 2022 (no date has been mentioned). Further, vide email dated 23.08.2022 at page 81 of the complaint, the respondents have demanded holding charges and maintenance charges with interest which is unjustified. The proxy counsel for the respondent states that the respondent is ready to hand over possession of the unit to the complainant pending arguments in the matter. However, since the unit is ready for over one year, some seepage may be there which needs to be rectified. In view of the above, the respondent is directed to hand over the possession of the unit to the complainant within a period of 45 days after rectification of the defects.	



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New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विभाग गुरुग्राम (हरियाणा)

Matter to come up on **03.01.2024** for final arguments.


Ashok Sangwan
Member
11.10.2023