

PROCEEDINGS OF THE DAY		28
Day and Date	Wednesday and 05.03.2025	
Complaint No.	CR/8021/2022 Case titled as Amninder Jeet Singh VS Ocean Seven Buildtech Private Limited	
Complainant	Amninder Jeet Singh	
Represented through	Ms. Sapna Malik Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	Shri Rohan proxy counsel	
Last date of hearing	18.12.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 25.01.2023 and reply on behalf of respondent was received on 24.01.2024.

Vide proceedings dated 18.12.2024, the counsel for the respondent has handed over certain documents pertaining to cancellation of the unit of the allottee and creation of third-party rights to the complainant. However, a copy of the same has not been submitted by him in the registry of the Authority.

The counsel for the complainant vide objections dated 25.02.2025 has submitted that the delay for paying the instalment for the unit in question was occurred due to the reason that the respondent did not provide the RERA certificate to the complainant/TATA Capital Housing Finance Limited for further disbursal of the loan amount. He further submitted that the respondent has illegally and without following the process of clause 15.2(i) of the buyer's agreement has cancelled his allotment as the respondent has neither issued notice/letter for cancelling the unit nor published the list of defaulter allottees including the complainant in the regional Hindi newspaper. Furthermore, after publication of the newspaper dated 13.06.2020 and after issuing the notice for non-payment of dues dated 26.07.2021, the respondent received the amount



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

from the complainant for the unit in question on 25.06.2021, 01.08.2021 and on 09.08.2021.

The proxy counsel for the respondent states that the arguing counsel is not available today being busy in the State Commission. Matter is pending since January 2023 which is more than 2 years. Pleadings are complete. There is no justification in delaying the matter any further. However, in the interest of justice, both the parties may file written submissions within 2 weeks with an advance copy to each other.

Order reserved.

Matter to come up on **16.04.2025** for pronouncement of order.

Ashok Sangwan
Member
05.03.2025