



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		68
Day and Date	Wednesday and 18.10.2023	
Complaint No.	CR/8021/2022 Case titled as Amninder Jeet Singh V/S Ocean Seven Buildtech Private Limited	
Complainant	Amninder Jeet Singh	
Represented through	Complainant in person with Ms Sapna Malik, Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented through	Shri Pankaj Yadav, Advocate (filed POA)	
Last date of hearing	2.8.2023	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on **25.01.2023** and registered as complaint No. **8021 of 2022**. As per the registry, complainant has sent copy of complaint along with annexures through speed post as well as through email and proof regarding having the delivery of the complaint along with annexures made to the respondent has been submitted by the complainant as available in the file. The registry of the authority sent a notice with a copy of the complaint along with annexures through speed post. Registry has also sent the notice along with a copy of the complaint through email at following email address: corporate@osbgroup.co.in, and the same is shown to have been delivered on the above email address as per the report available in the file. It is a proper service of the notice.

Written reply has not been filed by the respondent. The counsel for the respondent appeared on behalf of the respondent and filed power of attorney and requests for filing reply within three weeks. The respondent is directed to file reply after supplying a copy to the counsel for the complainant within three weeks with cost of Rs. 5000/- to be paid to the complainant. Last



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CR/8021/2022

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opportunity is being granted. In case reply is not filed within the time allowed, the defence of the respondent may be struck off.

The counsel for the complainant states that despite having paid about Rs.20 lakhs after availing bank loan, the respondent is threatening to cancel the allotment but no progress at the site to complete the project and hence requests for issuing directions under section 36 for non creation of third party rights. Accordingly, the respondent is hereby restrained from cancellation of the unit till further orders as the complainant has already paid about Rs. 20 lakhs out of total consideration of Rs. 27 lakhs and despite the due date having lapsed, there is no work progress for completion of the project.

Matter to come upon 17.1.2024 for further proceedings.

V.1 - 2
Vijay Kumar Goyal
Member
18.10.2023