



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

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

PROCEEDINGS OF THE DAY

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Day and Date	Tuesday and 20.05.2025
Complaint No.	CR/945/2024 Case titled as Sitanshu Ranjan Kar and Esther Sakunhla Kar VS Chintels India Private Limited & Prashant Solomon and Ashok Solomon
Complainant	Sitanshu Ranjan Kar and Esther Sakunhla Kar
Represented through	S/Shri Shantanu Parashar, Shaurya Choarasiya and Gopesh Jangid Advocate
Respondent	Chintels India Private Limited & Prashant Solomon and Ashok Solomon
Respondent Represented through	Shri Shubham Dayma Advocate
Last date of hearing	18.02.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint was filed on 13.10.2023 and the reply on behalf of the respondent was filed on 15.02.2024.

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

S. No.	Particulars	Details
1.	Project name and location	"Chintels Paradiso" situated in Sector-109, Gurugram
2.	Nature of the project	Residential Group Housing Colony
3.	DTCP license no.	1. 251 of 2007 dated 02.11.2007 Valid up to 01.11.2017 2. 09 of 2008 dated 17.01.2008 Valid up to 16.01.2018
4.	Name of licensee	Chintel Exports Pvt. Ltd.



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

5.	RERA Registered/ not registered	Not registered
6.	Allotment letter	24.02.2012 [Page no. 72 of complaint]
7.	Builder buyer agreement	03.05.2012 [Page no. 74 of complaint]
8.	Unit no.	C-604, 6 th floor, Tower- C [Page 77 of complaint]
9.	Unit admeasuring	3150 sq. ft. (super area) (Page 104 of the complaint)
10.	Sale Consideration	Rs.1,68,58,275/- [Page no. 104 of complaint]
11.	Amount paid by the complainant	Rs.1,68,58,275/- [Page no. 104 of complaint]
12.	Occupation certificate	20.06.2017
13.	Possession letter	12.05.2018 [Page no. 135 of complaint]
14.	Conveyance deed executed on	05.07.2018 [Page no. 146 of complaint]

The counsel for the complainant submits that the complainant seeks to withdraw from the subject project owing to the substandard quality of construction and the use of inferior materials by the respondent, which have culminated in grave structural deficiencies adversely affecting the stability and safety of the project. In substantiation of these concerns, the Indian Institute of Technology, Delhi (IIT Delhi) conducted a comprehensive structural audit of Tower C of the Chintels Paradiso project, located in Sector 109, Gurugram. The findings of the said audit, highlighting significant structural inadequacies, were submitted to the District Town Planner (Enforcement), Gurugram, on 26.06.2023.

On the other hand, the counsel for the respondent states that the complainant has taken over the physical possession on 12.05.2018 and also the conveyance deed has been executed in favour of the complainant on 05.07.2018 hence the present complaint is not maintainable at this stage.



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Arguments heard.

The present complaint is dismissed being not maintainable. The complainant may approach the Adjudicating Officer for seeking compensation in this regard under the provision of Section 14 (3) of the Act, 2016.

Ashok Sangwan
Member

V. /
Vijay Kumar Goyal
Member

Arun Kumar
Chairman
20.05.2025