

PROCEEDINGS OF THE DAY		30
Day and Date	Wednesday and 29.05.2024	
Complaint No.	CR/956/2023 Case titled as Kartik Chander Shekhar VS Bright Buildtech Private Limited	
Complainant	Kartik Chander Shekhar	
Represented through	Shri S.D. Kaushik Advocate	
Respondent	Bright Buildtech Private Limited	
Respondent Represented	Shri Dhruv Gupta Advocate	
Last date of hearing	13.03.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint has been filed on 03.03.2023 and registered as complaint no. 956 of 2023. Reply on behalf of respondent no.1 and 2 was received on 28.02.2024.

Succinct facts as per the complaint and the reply are as follows:

S.no.	Particulars	Details
1	Name of the project	"Woodview Residences", Sector-89, Gurugram, Haryana.
2	Nature of project	Group Housing
	Project area	114.506 acres
3	RERA registered/not registered	Registered vide registration no.-34 of 2020. Dated -06.10.2020
4	DTPC License no.	59 of 2013 and 115 of 2019

5	Allotment letter	11.02.2015 (As on page no. 30 of reply)
6	Unit no.	B-87-UGF, Upper ground (As on page no. 30 of reply)
7	Unit area admeasuring	1090 sq.ft. [Super-area] (as on page no. 30 of reply)
8	Date of apartment buyer agreement	Not executed
10	Possession clause	<i>Not available</i>
9	Due date of possession	11.02.2018 [Calculated 36 months from the date of allotment letter]
10	Total sale consideration	Rs. 87,37,074/- (As on page no. 31 of reply)
11	Amount paid by the complainant	Rs.58,38,525/-
12	Occupation certificate	Not obtained
13	Offer of possession	Not offered

The complainant is seeking refund of the amount deposited in lieu of allotment of the flat under section 18 (1) of the Act, 2016 due to inability of the respondent to hand over the unit within the reasonable period of time.

The counsel for the respondent states that the complainant chose to ignore the communication of the respondent for signing and returning the copy of BBA and therefore, due date for handing over of possession cannot be ascertained.



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

On the other hand, the counsel for the complainant states that despite communication of the respondent - Annexure C5, at page 28 and 37, the respondent did not forward the copy of BBA.

Arguments heard.

Order reserved.

Both the counsels for the parties may file written submissions, if they wish to do so, within a period of 15 days with an advance copy to each other.

Matter to come up on **17.07.2024** for pronouncement of orders.

Ashok Sangwan
Member
29.05.2024