



**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. विभाग गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		78
Day and Date	Friday and 01.12.2023	
Complaint No.	CR/1555/2023 Case titled as Harish Kumar VS Pivotal Infrastructure Limited	
Complainant	Harish Kumar	
Represented through	Shri Kanish Bangia Advocate	
Respondent	Pivotal Infrastructure Limited	
Respondent Represented	Shri Siddharth Sejwal AR	
Last date of hearing	15.09.2023	
Proceeding Recorded by	Naresh Kumari	

Proceedings

The present complaint was filed on 20.04.2023 and reply has been filed on 19.10.2023.

S. No.	Heads	Information
1.	Name and location of the project	"Paradise", Sector-62, Gurugram, Haryana
2.	Nature of the project	Affordable Housing
3.	DTCP license no. and validity status	05 of 2016 dated 30.05.2016 valid upto 29.05.2021 and 26 of 2014 dated 11.06.2014 valid upto 20.07.2021.
4.	RERA registered/ not registered and validity status	Registered vide registration no. 178 of 2017 dated 01.09.2017 and valid up to 29.05.2021
5.	Unit no.	802, 8 th floor, Tower - 5 (Page no. 38 of the complaint)

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
भू-संपदा विनियामक और विकास अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण



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6.	Unit admeasuring	566 sq. ft. (Page no. 38 of the complaint)
7.	Date of booking	05.06.2017 (As per page 30 of complaint)
8.	Date of allotment	05.06.2017 (As per page 30 of complaint)
9.	Date of flat buyer's agreement	24.06.2017 (Page 37 of complaint)
10.	Total consideration	Rs. 23,09,500/- (As per page 40 of complaint)
11.	Total amount paid by the complainants	Rs. 24,67,323/- (As per page 28 of complaint) Rs. 23,09,500/- (As per page 5 of reply)
12.	Possession clause	8.1. <i>The company shall endeavour to complete the construction and handover the possession of the apartment within a period of said apartment within a period of 4 years from the date of grant of sanction of building plans for the project or the date of receipt of environmental clearances.</i> (Emphasis supplied)
13.	Date of approval of building plans	To be ascertained
14.	Date of environmental clearances	28.07.2017 (page 25 of reply)
15.	Due date of delivery of possession	28.01.2022 28.07.2021 + 6 months of grace period
16.	Occupation Certificate	Not obtained/to be ascertained
17.	Offer of possession	Not offered

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The counsel for the complainant is seeking DPC and possession of the unit but the AR of the respondent states that he shall file the written submissions within 15 days with an advance copy to the complainant and matter shall be argued on the next date of hearing.

Matter to come up on **15.03.2024** for further proceedings.


Sanjeev Kumar Arora
Member
01.12.2023