



PROCEEDINGS OF THE DAY

18

Day and Date	Tuesday and 20.08.2024
Complaint No.	MA NO. 477/2024 in CR/2498/2022 Case titled as Vikas VS GLS Infratech Private Limited
Complainant	Vikas
Represented through	Ms. Namita proxy counsel
Respondent	GLS Infratech Private Limited
Respondent Represented	Shri Harshit Batra Advocate
Last date of hearing	Application u/s 67 of the Act
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings-cum-order

The complainant filed an application under section 67 of the real estate (regulation and development) act, 2016 seeking direction to the complainant to comply with order dated 22.05.2024 or to allow the respondent to cancel the allotment of the unit in question.

The present complaint was disposed off vide order dated 22.05.2024 with the following direction:

G. Directions of the Authority:

15. Hence, the authority hereby passes this order and issues the following directions under section 37 of the Act to ensure compliance of obligations cast upon the promoter as per the function entrusted to the authority under section 34(f):

i. The cancellation letter dated 03.11.2021 is set aside and the respondent is directed to restore the allotted unit of the complainant within a period of 30 days from the date of this order and issue a fresh statement of account.

ii. The complainant/allottee shall make the requisite payments at the prescribed rate of interest i.e. 10.85% of the subject unit as per the provisions of sections 19(6) & (7) of the Act of 2016, within a period of next 6 weeks.

iii. The rate of interest chargeable from the complainant/allottee by the promoter, in case of default shall be charged at the prescribed rate i.e. 10.85% by the respondent/promoter which is the same rate of interest which the promoter shall be liable to pay the allottees, in case of default as per section 2 (za) of the Act, 2016.



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संयन्त्र विनियामक प्राधिकरण, गुरुग्राम

MANO-477/2024 In CA/2498/22

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. सी. विभाग गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

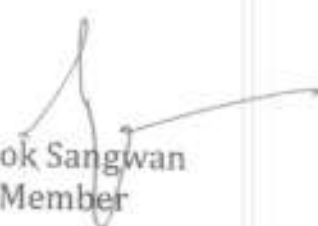
16. Complaint stands disposed of

In compliance with the said order dated 22.05.2024, the respondent herein sent a restoration letter dated 14.06.2024 to the complainant, setting aside the cancellation letter dated 03.11.2021 and restoring the allotment of the unit bearing No. S-107, First Floor in Crown Plaza-1 situated at Arawali Homes, Sector-4, Sohna, District Gurugram, Haryana. Vide the said restoration letter dated 14.06.2024, the respondent requested the complainant to make payment of the outstanding dues as per the fresh statement of account annexed with the said letter, as directed by the Authority. The complainant was liable to make payment of outstanding dues within a period of 6 week i.e. by 03.07.2024. That despite repeated requests and reminders the complainant has failed to come forward to make payment of the outstanding dues and seeking direction to the complainant to make payment of the outstanding dues as on date.


Finding:

The authority has passed detailed order in the matter as referred by the applicant-promoter. There is no further cause of action pending before the authority.

In view of the above, the application stands dismissed. File be consigned to the registry.


Ashok Sangwan
Member


Vijay Kumar Goyal
Member


Arun Kumar
Chairman
20.08.2024