

PROCEEDINGS OF THE DAY		14
Day and Date	Thursday and 01.08.2024	
Complaint No.	MA NO. 468/2024 in CR/3614/2024 Case titled as Kavita Lamba And Sunita Lamba VS Orris Infrastructure Private Limited & Cranes Developer Private Limited	
Complainant	Kavita Lamba And Sunita Lamba	
Represented through	Shri Vivek Lamba (GPA Holder)	
Respondent	Orris Infrastructure Private Limited & Cranes Developer Private Limited	
Respondent Represented	Ms. Charu Rustagi Advocate	
Last date of hearing	Application u/s 36 of the Act	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings <i>Cum order</i>		
<p>The present complaint was filed on 25.07.2024 and registered as complaint no. 3614 of 2024 and the main case is listed on 14.11.2024 for appearance of respondents.</p> <p>On 25.07.2024, the complainants have filed an application u/s 36 of the Act and registered as M.A, no. 468 of 2024 in CR/3614/2024. and prayed for restrain the respondent from cancellation of the allotment of SCO Plot no. 128 & 129 in project Orris Gateway, and restraint the respondent from forfeiting the amount paid by the complainants nor to make any demand till a valid offer of possession along with completion certificate from the competent authority. Also, the respondent be restrained from installation of any electric panel in between SCO plot no. 128 & 129.</p> <p>The counsel for the respondent states that a single complaint has been filed for two units allotted to different persons who are not related to each other and</p>		



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

MA No. 4681/2024 in CR 3614/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

hence, the complaint is not maintainable. The CC has been applied but not yet granted and the offer of possession has been made on the basis of applied CC and the unit is not yet cancelled and hence, the complaint is pre-mature.

The GPA Holder of the complainants clarifies that both the allottees are mother and daughter and as per agreement being handed over, a condition of taking possession without CC/OC is being incorporated and hence, BBA is not yet signed.

The BBA is to be executed without above condition and copy of BBA signed by the complainants and the counsel for the respondent clarifies that BBA shall be signed only as per approved draft in the RERA registration. The GPA Holder of the complainant's further requests that no cancellation/third party rights of the above units shall be created and the complainants shall be filled individually within 15 days. Reply of application has been handed over to the GPA Holder of the complainants during proceedings.

The counsel for the respondent assures that they shall not cancel the unit of the complainants till further order. The present complaint stands disposed off accordingly. File be consigned to the registry.

V.I - 3

Vijay Kumar Goyal

Member

01.08.2024