

PROCEEDINGS OF THE DAY
21

Day and Date	Wednesday and 23.07.2025
Complaint No.	CR/1992/2024 Case titled as Virender Singh VS Selene Constructions Limited & Shakti Bedi and Satyajit Parihar
Complainant	Virender Singh
Represented through	None
Respondent	Selene Constructions Limited & Shakti Bedi and Satyajit Parihar
Respondent Represented	Shri Rahul Yadav Advocate
Last date of hearing	02.05.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings-cum-order

The present complaint has been filed on 01.05.2024 and reply on behalf of respondent no. 1 and respondent no. 3 was received on 14.08.2024, wherein it is stated that respondent no. 2 i.e., Shakti Bedi is no longer in service with respondent no. 1 and as such no reply is preferred on his behalf.

The complainant booked an apartment bearing no. G1152, 15th floor, tower G1 having super area 2875 sq. ft. in the project "Indiabulls Centrum Park" being developed by the respondent in Sector 103, Gurugram. On account of delay in possession, the complainant filed a complaint before the Authority being CR No. **5744 of 2019**. The said complaint was allowed by the Authority vide order dated 03.08.2021.

"The respondent is directed to pay the interest at the prescribed rate i.e. 9.30% per annum for every month of delay on the amount paid by the complainants from due date of possession i.e. 12.07.2014 till 09.11.2019. The arrears of interest accrued so far shall be paid to the Complainants within 90 days from the date of this order as per rule 16(2) of the rules."

Thereafter, the complainant also initiated execution proceedings against the respondents being **641 of 2022**. However, not even a single penny has been



HARERA
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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

paid by the respondents till date. In the said execution proceedings dated 16.11.2022, the counsel for the respondent undertook to pay the admitted sum due within 15 days. In not complying with the order of the Authority till date the respondent has violated order dated 03.08.2021 and thus committed an offence under section 63 of the Act. They have thus rendered themselves liable to a fine which may extend to 5% of the total cost of the project.

The counsel for the respondent has placed on record a copy of order dated 08.01.2025 passed by the Adjudicating Officer in **Execution Petition No. E/641/2022/5744/2019** titled as **"Virender Singh and Anr. Vs. M/s Selene Construction Pv. Ltd."** wherein the decree holder requested to withdraw the execution petition having being received the the decretal amount from the Judgment Debtor. The relevant part of same is reiterated as under:

*"As per learned counsel for DH agreed amount of decree has already been received by his client. He requests to withdraw the execution petition. Statement of learned counsel is recorded separately. Considering the same, execution petition is dismissed as withdrawn.
File be consigned to the record room."*

Hence, the present complaint is liable to be dismissed on this ground.

In view of the above, the present complaint stands dismissed being devoid of merits. File be consigned to the registry.

Ashok Sangwan
Member
23.07.2025