

PROCEEDINGS OF THE DAY		18
Day and Date	Wednesday and 27.08.2025	
Complaint No.	CR/1871/2024 Case titled as Manish Kochar VS Sarv Realtors Private Limited	
Complainant	Manish Kochar	
Represented through	Sh. Himanshu Gautam, Advocate	
Respondent	Sarv Realtors Private Limited	
Respondent Represented through	Sh. Dushyant proxy counsel for Sarv Realtors Sh. Kanishk Taneja, proxy counsel for M/s Supertech.	
Last date of hearing	23.07.2025	
Proceeding Recorded by	HR Mehta and Kiran Chhabra	

Proceedings

The present complaint was filed on 09.05.2024 and reply on behalf of the respondent was received on 22.11.2024.

The counsel for the complainant has filed an application for impleadment of M/s Supertech Ltd. as party in the matter on 08.08.2025. The same was taken on record. However, proxy counsel on behalf of M/s Supertech Ltd. states that the Company is under moratorium, no proceedings can be initiated against them as on date.

Succinct facts of the case are as follows:

Sr. No.	Particulars	Details
1.	Name of the project	"Supertech Hues", Sector 68, Gurgaon
2.	Nature of the project	Residential
3.	DTCP license no.	106 and 107 of 2013 dated 26.10.2013 valid up to 25.12.2017 for 13.74 acres 89 of 2014 dated 08.08.2014 valid up to 07.08.2024 for 10.25 acres 134-136 of 2014 dated 26.08.2014 valid up to 25.08.2024 for 4.85 acres



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम,
CR/187/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. टाऊन्, सी. विश्राम गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

4.	HRERA Registered or not registered	Registered Registration no. 182 of 2017 dated 04.09.2017 valid up to 31.12.2021 [Hues towers A, B, E, F, G, H, M, N, K, T, V, V, W, O, P, C and D]
5.	Unit no.	R0380G0120J/Flat#1201, 12 th floor, Tower-G (page 15 of complaint)
6.	Unit admeasuring	1180 sq. ft. (super area) (page 15 of complaint)
7.	Date of execution of Buyer's agreement	13.01.2017 (page 14 of complaint)
8.	Possession clause	24. "The possession of the unit shall be given by March 2019 or extended period as permitted by the agreement. However, the company hereby agrees to compensate the Buyer(s) @ Rs.5.00/- per sq. ft. of super area of the unit per month for any delay in handing over possession of the unit beyond the given period plus the grace period of 6 months and up to the offer letter of possession or actual physical possession whichever is earlier, to cover any unforeseen circumstances..... " (page 22 of complaint)
9.	Due date of possession	31.09.2019 (As per possession clause-31.03.2019 + unqualified grace period of 6 months)
10.	Basic sale consideration	Rs.43,83,042/- (BBA at page 15 of complaint)
11.	Amount paid by the complainant	Rs.43,30,000/- (as per receipts issued by respondent at page 36-39 of complaint)
12.	Occupation certificate	Not obtained
13.	Offer of possession	Not offered

The proxy counsel for M/s Sarv Realtors Private Ltd. seeks an adjournment as the arguing counsel is not available today.

The complaint is pending for more than one year now and there is no justification in adjourning the matter any further. The pleadings are on record. On the basis of the facts and pleadings on record, the Authority is of the view that the respondents are liable under Section 18(1) of the Act to refund the paid



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CR (187) 2024

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.वडव्यू.ची. विद्याम गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

up amount from with interest at the prescribed rate i.e. 10.85% per annum from the date of each deposit till its realization.

However, since M/s Supertech Ltd. is under Moratorium no order can be passed against them in this regard as on date.

Detailed order will follow. Matter stands disposed of.

Ashok Sangwan
Member
27.08.2025