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Builders can't sell a dream to flat buyers and not fulfil it: Supreme Court

DHANANJAY MAHAPATRA
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to provide for the promised facilities. The project 'Skyon' on golf course extension road in Gurugram was delayed by years and when the flat buyers, each of whom had invested in excess of Rs 2 crore, demanded refund, IREO Pvt Ltd threatened to deduct 20% of their invested money. They moved consumer court and were granted refund of the principal money with interest of 10.5% as provided under Haryana RERA. IREO through Ankur Sehgal appealed against the decision

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of the NCDRC before the SC. A bench of Justices D Y Chandrachud and Bela M Trivedi asked the builder's counsel whether the promised golf course view was available to the flat owners.

Sehgal said that there is a green belt provided by the builder but there was no golf course. The bench said, "You (builder) sell a dream to the home buyers but do not provide the promised amenities. When the promised amenities are not provided, they are entitled to a refund of their investments with interest."

The two complainants, Alope Anand and Nitin Juneja, through their counsel detailed a long list of breach of promises, which were made in the brochure by the builder. According to the complainant, the project was supposed to be a very high end, one of its kind development and hence, there was a huge premium paid for the property @ 11,600 per square foot as against other properties in the vicinity, which charged Rs 6,500 per sq ft.

They said as per the brochure and apartment buyers agreement executed between the parties, "the project was meant to be a modern, high-efficiency and technology driven project with facilities like smart home automation, hi-speed elevators, sweeping balconies, VRFT air conditioning technology, world-class club with range of recreational and sports options etc. But, there was total deviation from the specifications and the amenities mentioned in the brochure and the apartment buyers agreement and more particularly the absence of golf course as promised, the project was a mid-level project."

The SC agreed that such deviations entitled the flat buyers to demand refund and upheld the NCDRC order. IREO now has to pay back Rs 2.2 crore to one flat buyers and another Rs 4.68 crore, both with interest of 10.5%.

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Supertech only deserves jail without bail. they have cheated our hard earned money. our judiciary should get our money back and jail them to set an example for every builder. fear of law is the ONLY solution

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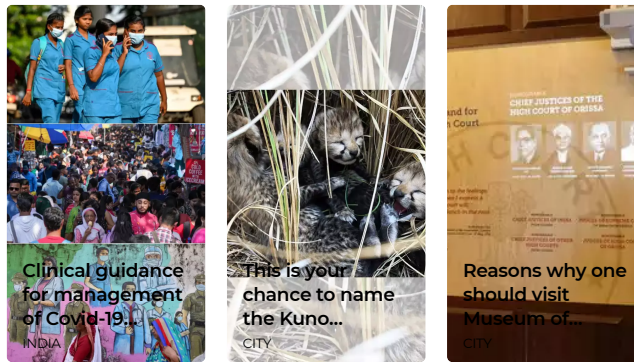


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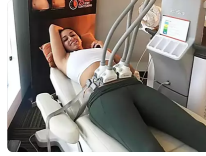
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Contemporary architecture and Iconic apartments in Balewadi: The Canary Residence Collection

Awe-inspiring in scale, this development is spread across 8 acres with approximately 60% of the land being used as open space. Canary Residences offers a wide range of signature residences in Balewadi, consisting of 4, 3 and 2 BHK apartments, and is vastu-compliant as it boasts an



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integrated development of 8 sky-scraping towers facing East- West. This expansive project consists of approximately 1 acre of dedicated amenities space, themed landscape gardens, multipurpose green zones, no vehicle zones and children's play areas. It has 8 towers of 30 floors each, with only 4 residences per floor, would be equipped with 4 levels of dedicated parking.



Affluent Lifestyle

A passion for craftsmanship and design is evident in every aspect of the Canary Residences, designed to match the lifestyles and statues of its residents. With the use of high-quality aluminium construction technology, these living spaces are equipped with the latest home automation technology with modular touch keypads for each residence. Using this tool, one can create moods and presets by speaking to the lights, fans, etc. The electronic door lock with multiple entry options, vitrified tiles from reputed brands in India, DTH and broadband provision in every residence, specially engineered fullheight sliding windows and laminated glass railings make this 'house', an ultramodern 'home'. The Canary Residences is gaining highest attention as it exudes luxury with its critically acclaimed contemporary architecture, iconic apartments, and world-class amenities. Therefore, it comes as no surprise that this project has been one of the fastest-selling projects not only in the area but in the whole city.

Construction Update

As of now, Towers B, C & E are 53% complete, whereas Tower D is 49% & Towers F, G & H are 30 % complete.

State of the Art Amenities:

Infinity swimming pool

Clubhouse with gym and indoor games

Children's play area

Themed landscape garden

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**NOTHING SUCCEEDS LIKE SUCCESS: CODENAME
CORNERSTONE – BANER**

Located off the Pune – Bangalore Highway Maruti Millenium towers aka Codename Cornerstone by Mohanlal Bishnoi developers has proved to be a very lucrative investment owing to the high rental demand in Baner & fast capital value appreciation. The area and its surrounding locale has received a property appreciation of more than 15.7% in the last 1 year.

Moreover, the maximum visibility from the frontage and a superb street view is other reasons why MNCs and corporates are adding their interest to the high rental demand at Cornerstone.

Abhishek Mishra, Founder & CEO - Sellability; mandate partner for Strategy and Sales – Codename Cornerstone reveals, “We prelaunched Maruti Millenium tower as Codename Cornerstone 7 months back and it's been a huge success since then. Offering customizable office spaces from 400-6000 Sq.ft, Cornerstone with its excellent location and futuristic amenities is the perfect spot for both start-ups as well as established brands to seek A Grade office space in Baner. Most of our spaces have found favour amongst Start Ups, SMEs, professionals and corporates”.



Cornerstone features road facing retail spaces with broad glass windows that have moulded edges to maximize visibility and encourage walk-ins. The prominent location of the project puts your business on the map and puts it in the league of international brands that are making their mark. Nearing possession offices and retail spaces in Cornerstone aka MMT unleashes a new era of commercial spaces that is well structured to meet the new demands and norms of work post pandemic.

Codename Cornerstone will have all the trappings of a modern business hub, including common conference room, a terrace cafeteria and recreational zone, a concierge desk, 3 level managed parking.

WHY BUY NOW?

Baner is the highest performing residential and commercial real estate hub.

Latest pricing and leasing trends showcase consistent growth for the area. The project is an advanced state of construction.

18 floors Completed.

*For further details contact: Cornerstone, Baner, Pune _ Call:
+91 8600770023*

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**WELCOME TO THE ARENA OF HIGH LIVING: AUSTIN
ARENA**



The 2 & 3 BHK exquisitely finished homes in Austin Arena lets you explore space in a vibrant upcoming area. Located in Tathawade; one of the fastest growing suburbs of Pune; it is complete with every amenity that one could imagine and gives you a complete holistic life upgrade. Austin Arena is located close to the highway; yet far from the hustle bustle from the city noise. These homes are designed for comfortable living and complete peace of mind. Special features like a grand entrance lobby to each building, on site creche, work from home center, STP and water pumps makes this project an arena of complete living. Home into a legacy of 19 plus years of experience which is being enjoyed by 1650+ happy families.

IMAGINE AN ARENA OF CONVENIENCE

The location ticks all the right boxes. Close to two upcoming metro lines; and right next to Mumbai Bengaluru highway; you are in the hub of super connectivity. All this plus great convenience. Be it working from home to ensuring your child is safe when at work; Austin Arena betters life's every day possibilities. Use your imagination to live better. Be it a meditative dip in the luxury pool; or inviting your friends for a party to the lawns on a weekend; plan your special moments at your own convenience. Get the best of social infrastructure with a choice of excellent shopping and entertainment destinations; Austin Arena in Tathawade in an unmatched choice for your taking.

SPECIAL FEATURES

Entrance lobby to each building

Two lifts for each building

Generator back up for lights in common areas (lifts, common passage, lobby, water pumps etc.)

Provision for centralised DTH connection

Provision for wi-fi

Rainwater harvesting

STP (sewage treatment plant)

Firefighting system

Entrance gate with security cabin

AMENITIES

Work from home centre

Children play area

Party lawn

Jogging track

Swimming pool

Senior citizen area

Indoor games area

Fitness centre

Flag hoisting pole

Entrance gate with security cabin

CCTV at main entrance gate

Garbage chute

Firefighting system

Solar water heating system

AC point at master bedroom

Provision for inverter

Video door phone (VDP)

Meditation temple

Club house

Crèche

Yoga deck

Library

HIGHLIGHTS

2 & 3 BHK Spacious Homes

Majestic Club House

Covered Swimming Pool

Crèche & WFH Centre

Close to the Highway, Far from the Noise 5 Minutes
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**TRADITION, RECOGNITION AND PRIDE COMES TO
ERANDWANE: VENKATESH ERANDWANE CENTRAL**



This elaborately designed development is spread over 4.5 acres and is a world of luxury that is establishing itself in Pune 4, Erandwane. Pune-4 is focusing on a new image of luxury with the creation of a community site for 400 HNIs in order to offer the best in community living. Such a society would be the domain of those who wish to climb the ladder of success.

It is anticipated that this incredible construction marvel will be a center of opulence for a select group of plutocrats who are the creators of change, the scripters of success.

Furthermore, this elite group has a grand TRP, which stands for tradition, recognition, and pride. Thus, this project represents a true wealth for the developer and for the prospective residents, by creating a suitable environment for the legendary traditions, unique personalities and for a life of pride and prestige.

These towers are thirty storeys high. Within close proximity to all the conveniences, the residential towers offer luxurious

two-, three-, and four-bedroom homes. With its panoramic views on all three sides, the generously sized residences provide unrestricted views of the city center. Modern technology, superb design and efficient specifications enable the homes to have colossal interior spaces that permit the residents to experience an uber-luxurious lifestyle right in the heart of the city.

PROJECT HIGHLIGHTS:

Set in 4.5 acres of Land

High rise 30 storeyed towers

Located in the celebrated land of CDSS

Proximity to key locations

3 Residential towers

More than 25 Exclusive amenities

Offers a wide range of residential spaces of 2BHK, 2BHK+P. Office, 3BHK & 4 BHK.

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A construction for elites

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Panoramic Views for matchless peace

*For more details contact: Venkatesh Erandwane Central,
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NEW DELHI: An advisory

(https://timesofindia.indiatimes.com/topic/advisory) was issued on Friday on the traffic arrangements (https://timesofindia.indiatimes.com/topic/traffic-arrangements) and restrictions for Sunday's full dress rehearsal for the Republic Day parade (https://timesofindia.indiatimes.com/topic/republic-day-parade). The rehearsal will start at 10.20am from Vijay Chowk (https://timesofindia.indiatimes.com/topic/vijay-chowk) and proceed to National Stadium (https://timesofindia.indiatimes.com/topic/national-stadium).

Commuters have been advised to avoid the route from 9am to 12.30pm.

Delhi Traffic Police said that to ensure smooth flow of the parade, no traffic would be allowed on Rajpath, from Vijay Chowk to India Gate, from 6pm on Saturday till the rehearsal got over on Sunday.

"No cross-traffic will be allowed on Rajpath from 11pm on Saturday at Rafi Marg, Janpath, Man Singh Road till the parade is over. C-Hexagon-India Gate will be closed for traffic from 9.15am on Sunday till the entire parade and the tableaux enter National Stadium," joint commissioner of police (traffic) Vivek Kishor said.

Though there will be no restriction for people from north Delhi going towards New Delhi or Old Delhi railway stations, commuters have been advised to keep sufficient extra time in hand to reach their destination, he added.

According to the advisory, the movement of the city bus services will also be curtailed at Park Street/Udyan Marg, Aram Bagh Road (Paharganj), Kamla Market roundabout, Delhi Secretariat (IG Stadium), Pragati Maidan (Bhairon Road), Hanuman Mandir (Yamuna Bazar), Mori Gate, Kashmere Gate and Sarai Kale Khan ISBTs, and Tis Hazari Court.

The Metro services will remain available at all stations. However, boarding and deboarding will not be allowed at Kendriya Sachivalaya and Udyog Bhawan from 5am till noon on Saturday, it said.

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Flying of subconventional aerial platforms like para-gliders, para-motors, hang gliders, UAVs, UASs, microlight/remotely piloted aircraft, hot air balloons, quadcopters or para-jumping from aircraft are prohibited over Delhi from January 20 to February 15, the advisory said. Motorists have been requested to follow all rules.

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On Friday, deputy chief minister Manish Sisodia reviewed the plan and instructed officials to start preparing for the survey. "The last two years have been really tough and very stressful for schoolchildren. Due to school closures, students have remained confined to their homes, which is leading to a situation of fear and stress among them. It is very important to understand their mental state, to bring them back to the normal situation," said Sisodia.

It is for the first time that the government is conducting such a survey, he added.

"The survey will also focus on analysing changes in parenting style, psychological and emotional state of parents, as children have spent most of their time with them in the past two years. This survey will analyse changes in teachers' routines and teaching styles too," said Sisodia.

"With the help of this study, we will modify the happiness curriculum by introducing new chapters, stories and

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