

6.	Unit no.	R2 UG 13, Upper Ground Floor, Block-2 (page 16 of complaint)
7.	Unit area	213.67 sq. ft. (carpet area) 456.41 sq. ft (super area) (page 16 of complaint)
8.	Builder buyer agreement executed on	Not executed
9.	Due date of possession	30.06.2022 (as per application form on page 41 of the reply)
10.	Total sale consideration	Rs. 1,12,62,373/- (page 16 of complaint)
11.	Amount paid by the complainant	Rs. 33,52,347/- (as admitted by the respondent on page 6 of reply)
12.	Occupation certificate received on	30.09.2021 (page 78 of reply)
13.	Notice for offer of possession	25.10.2021 (Page 30 of complaint)
14.	Pre-cancellation notice dated	25.11.2021 (page 76 of complaint)
15.	Cancellation letter dated	10.12.2021 (page 77 of complaint)

The complainant is seeking full refund of the amount deposited on the ground that the respondent had changed the unit initially allotted to the complainant without his consent and increase the super area without any commensurate increase in the carpet area of the unit. Therefore the complainant requested to withdraw from the project on 24.07.2018.

The counsel for the respondent states that the change in the unit was effected on the request of the complainant as per consent at page 27 of the complaint and the dispute was the demands for additional benefits by the complainant. The unit was cancelled on 10.12.2021 and the respondent refunded the balance amount after deduction of earnest money and statutory dues (GST).

Arguments heard.



HARERA
GURUGRAM

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

Order reserved.

The parties may file written submissions if they so desired within a period of 15 days with an advance copy to each other.

Matter to come up on **30.10.2024** for pronouncement of order.

Ashok Sangwan
Member
04.09.2024