



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

PROCEEDINGS OF THE DAY

33

Day and Date	Wednesday and 15.02.2023
Complaint No.	CR/193/2022 Case titled as Parnav Atre Vs Shree Vardhman Infraheight Private Limited
Complainant	Parnav Atre
Represented through	Shri Harshit Batra and Ms. Tanya Advocates
Respondent	Shree Vardhman Infraheight Private Limited
Respondent Represented	Shri Shalabh Singhal Advocate
Last date of hearing	18.10.2022
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been received on 20.01.2022 and the reply was received on 18.10.2022.

Succinct facts of the case are as under: -

S. No.	Heads	Information
1.	Name and location of the project	"Shree Vardhman Victoria", village Badshapur, Sector-70, Gurugram
2.	Project area	10.9687 acres
3.	Nature of the project	Group housing colony
4.	DTCP license no. and validity status	103 of 2010 dated 30.11.2010 valid upto 29.11.2020
5.	Name of the Licensee	Santur Infrastructures Pvt. Ltd.



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2019/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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6.	RERA registered/ not registered and validity status	Registered Registered vide no. 70 of 2017 dated 18.08.2017 Valid upto 31.12.2020
7.	Unit no.	1402, Tower - D (Annexure- A on page no. 18 of the reply)
8.	Unit admeasuring	1950 sq. ft. (Annexure- A on page no. 18 of the reply)
9.	Date of flat buyer's agreement	30.07.2014 (Annexure- A on page no. 15 of the reply)
11.	Payment plan	Construction linked payment plan (Annexure- A on page no. 34 of the reply)
12.	Total consideration	Rs. 1,03,15,500/- (Annexure- A on page no. 19 of the reply) Rs. 1,18,60,500/- (Annexure- B on page no. 44 of the reply)
13.	Total amount paid by the complainants	Rs. 1,02,97,105/- (Annexure- B on page no. 44 of the reply and as per page 11 of complaint)
14.	Date of commencement of construction	07.05.2014 (As stated by respondent on page 6 of reply)
15.	Possession clause	14(a) The construction of the flat is likely to be completed within a period of 40 months of commencement of construction of the particular tower/ block in which the subject flat is located with a grace period of 6 months,



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CR 193/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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		on receipt of sanction of the building plans/ revised plans and all other approvals subject to force majeure including any restrains/ restrictions from any authorities, non-availability of building materials or dispute with construction agency/ workforce and circumstances beyond the control of company and subject to timely payments by the buyer(s) in the said complex. (Emphasis supplied)
16.	Due date of delivery of possession	07.03.2018 (Calculated from the date of commencement of construction)
17.	Occupation certificate	Not obtained
18.	Offer of possession	Not offered
19.	Grace period utilization	Grace period is allowed in the present complaint.

The counsel for the complainant states that the complainant booked a unit on 25.12.2012 and BBA was executed on 30.07.2013s and due date was 07.09.2017 without considering grace period but OC has not been received till date and the complainant has paid a sum of Rs. 1,02,97,105/- against a total sale consideration of Rs.1,18,60,500/-.

Arguments heard.

Counsels for both the parties are advised to file written submissions with a copy to each other, if they wish to do so, within a period of 15 days.



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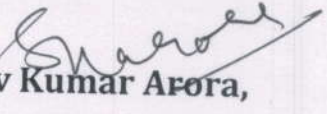
हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

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Order reserved.

Matter to come up on **21.04.2023** for pronouncement of order.


Sanjeev Kumar Arora,
Member 15.02.2023