



**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

<b>PROCEEDINGS OF THE DAY</b>		<b>39</b>
Day and Date	Wednesday and 13.12.2023	
Complaint No.	CR/1948/2023 Case titled as Mohinder Pal Rawal and Renu Sethi and Kapil Rawal VS ST. Patrick's Reality Private Limited	
Complainant	Mohinder Pal Rawal and Renu Sethi and Kapil Rawal	
Represented through	Shri K.K. Kohli Advocate	
Respondent	ST. Patrick's Reality Private Limited	
Respondent Represented through	Shri Venket Rao Advocate	
Last date of hearing	29.11.2023	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
<b>Proceedings</b>		
The present complaint has been filed on 05.05.2023 and the reply was received on 22.09.2023.		
Succinct facts of the case as per complaint and reply are as under:		
<b>Sr. No.</b>	<b>Particulars</b>	<b>Details</b>
	Name of the project	Lakefront Towers, Sector 32, Gurugram.
	Nature of the project	Group Housing Complex
	DTCP License No.	84 of 2014 dated 19.08.2014



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/1948/2023

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

	RERA Registered/ Not Registered	Registered 150 of 2017 dated 28.08.2017
1	Unit no.	103, 1 <sup>st</sup> Floor, Tower A (Page no. 47 of complaint)
2	Unit admeasuring	1590 sq. ft. (Page no. 47 of complaint)
3	Date of execution of builder buyer agreement	26.07.2017 (Page no. 46 of complaint)
4.	Payment plan	Subvention payment plan (Page no. 75 of complaint)
5.	Possession clause	<b>7.1 Possession clause</b> The Company shall endeavor to offer the possession of the said Apartment to the Allottee(s) <b>within a period of 36 months with a grace period of another 6 months from the date of this Agreement</b> subject to the timely payment of sale price, other charges as per Details of Payment(Annexure-1), Payment Plan (Annexure-2) and all other payments as per terms of this Agreement including payment of interest by the Allottee(s). In case of default in aforesaid payments by the Allottee(s) or violation or noncompliance of any term of this Agreement, the Allottee(s) shall not be entitled to claim and the Company shall not be bound to

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण



**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

		give the possession of the said asp Apartment as per this clause. Further the handover of the possession of the said Apartment in accordance of this clause shall be subject to Force Majeure circumstances as defined in clause 19 of this Agreement or directions of Government/statutory authorities or any change in the laws, rules and regulations which are beyond the control of the Company. <b>(Emphasis supplied).</b>
6	Due date of delivery of possession	26.01.2021 (With 6 months grace period)
7	Increase in the super area	1590 Sq Ft (Initially) 1789 Sq Ft (Final) (An increase of 199 Sq Ft) (Page no. 88 of complaint)
8	Total sales consideration	Rs. 1,03,23,863/- (As per Page no. 74 of the complaint)
9	Total amount paid by the complainant	Rs. 93,33,534/- (Page no. 87 of complaint)
10	Occupation Certificate	13.01.2023 (Page no. 104 of reply)
11	Offer of possession	16.02.2023



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

(Page no. 107 of Reply)

Arguments heard.

Both the parties rely upon certain judgments of Hon'ble NCDRC, Hon'ble Supreme Court of India and orders of this Authority. Both the parties are directed to file detailed written arguments with citation within a period of 3 weeks with an advance copy to each other.

Order reserved.

Matter to come up on **28.02.2024** for pronouncement of order.

Ashok Sangwan  
Member  
13.12.2023