



**HARERA**  
**GURUGRAM**

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

हरियाणा मू-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**

**21**

Day and Date

Thursday and 11.01.2024

Complaint No.

CR/2475/2022 Case titled as Gagan Deep Singh VS IREO GRACE REALTECH PVT LTD

Complainant

Gagan Deep Singh

Represented through

Ms. Sangita Gulati Advocate

Respondent

IREO GRACE REALTECH PVT LTD

Respondent Represented

Shri M.K. Dang Advocate

Last date of hearing

05.10.2023

Proceeding Recorded by

Naresh Kumari and HR Mehta

**Proceedings**

The present complaint has been received on 25.05.2022 and the reply on behalf of respondent was received on 16.11.2022.

Succinct facts of the case as per complaint and annexures are as under:

| S. No. | Heads                     | Information                                     |
|--------|---------------------------|-------------------------------------------------|
| 1.     | Project name and location | "The Corridors" at sector 67A, Gurgaon, Haryana |
| 2.     | Licensed area             | 37.5125 acres                                   |
| 3.     | Nature of the project     | Group Housing Colony                            |
| 4.     | DTCP license no.          | 05 of 2013 dated 21.02.2013                     |
|        | License valid up to       | 20.02.2021                                      |
|        | Licensee                  | M/s Precision Realtors Pvt. Ltd. and 5 others   |



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|     |                                                |                                                                                                                                                                                                                                                             |
|-----|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.  | RERA registered/no registered                  | <b>Registered</b><br>Registered in 3 phases<br>Vide 378 of 2017 dated 07.12.2017 (Phase 1)<br><b>Vide 377 of 2017 dated 07.12.2017 (Phase 2)</b><br>Vide 379 of 2017 dated 07.12.2017 (Phase 3)                                                             |
|     | Validity                                       | 30.06.2020 (for phase 1 and 2)<br>31.12.2023 (for phase 3)                                                                                                                                                                                                  |
| 6.  | Unit no.                                       | 903, 9 <sup>th</sup> floor, tower A4<br>(Page no. 23 of complaint)                                                                                                                                                                                          |
| 7.  | Unit measuring                                 | 1726.91 sq. ft.<br>(Page no. 23 of complaint)                                                                                                                                                                                                               |
| 8.  | Date of approval of building plan              | 23.07.2013<br>(As per project details)                                                                                                                                                                                                                      |
| 9.  | Date of allotment                              | 07.08.2013<br>(Page no. 11 of complaint)                                                                                                                                                                                                                    |
| 10. | Date of environment clearance                  | 12.12.2013<br>(As per project details)                                                                                                                                                                                                                      |
| 11. | Date of execution of builder buyer's agreement | 03.04.2014<br>(Page no. 20 of complaint)                                                                                                                                                                                                                    |
| 12. | Date of fire scheme approval                   | 27.11.2014<br>(As per project details)                                                                                                                                                                                                                      |
| 13. | Possession clause                              | <b>13. Possession and Holding Charges</b><br><br>Subject to force majeure, as defined herein and further subject to the Allottee having complied with all its obligations under the terms and conditions of this Agreement and not having default under any |



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|     |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                       | provisions of this Agreement but not limited to the timely payment of all dues and charges including the total sale consideration, registration chares, stamp duty and other charges and also subject to the allottee having complied with all the formalities or documentation as prescribed by the company, the company proposes to offer the possession of the said apartment to the allottee <b>within a period of 42 months from the date of approval of building plans and/or fulfilment of the preconditions imposed thereunder</b> (Commitment Period). The Allottee further agrees and understands that the company shall additionally be entitled to a period of 180 days (Grace Period), after the expiry of the said commitment period to allow for unforeseen delays beyond the reasonable control of the Company.<br><br><b>(Emphasis supplied)</b> |
| 14. | Due date of delivery of possession    | 23.01.2017<br><br>(Calculated from the date of approval of building plans)<br><br>Note: Grace Period is not allowed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 15. | Total consideration                   | Rs.1,73,08,261/-<br><br>[as per payment plan on page no. 56 of complaint]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 16. | Total amount paid by the complainants | Rs.48,46,910/-<br><br>(As per cancellation letter on page no. 52 of reply)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



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|     |                        |                                                                                                                                                                                                    |
|-----|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 17. | Reminders for payment  | <b>For Fourth Instalment:</b> 29.03.2015,<br>23.04.2015<br><br><b>For Fifth Instalment:</b> 29.06.2016,<br>22.07.2016<br><br><b>For Sixth Instalment:</b> 12.08.2016,<br>28.07.2016 (Final notice) |
| 18. | Cancellation Letter    | <b>01.09.2016</b><br><br>(Page no. 51 of complaint)                                                                                                                                                |
| 19. | Occupation certificate | 27.01.2022<br>[annexure R-23 on page no. 59 of reply]                                                                                                                                              |
| 20. | Offer of possession    | Not offered but cancelled                                                                                                                                                                          |

The counsel for the complainant has supplied a copy of rejoinder to the counsel of respondent during proceedings and a copy of the same has been placed on record.

Arguments heard.

The counsel for the respondent may file written submissions within 10 days with an advance copy to the complainant.

Order reserved.

Matter to come up on **08.02.2024** for pronouncement of order.

V. I. - 3  
Vijay Kumar Goyal  
Member  
11.01.2024