



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 लाईन्स, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY

28

Day and Date	Wednesday and 03.09.2025
Complaint No.	CR/2944/2024 Case titled as Pawan Anand VS Godrej Highview LLP & Aum Shri Hotels and Resorts Private Limited
Complainant	Pawan Anand
Represented through	Sh. K.K. Kohli, Advocate
Respondent	Godrej Highview LLP & Aum Shri Hotels and Resorts Private Limited
Respondent Represented	Sh. Rohan Malik, Advocate.
Last date of hearing	30.07.2025
Proceeding Recorded by	HR Mehta and Kiran Chhabra

Proceedings

The present complaint has been filed on **26.06.2024** and registered as complaint bearing no. **2944** of **2024**. Reply on behalf of the respondent no 1 i.e., M/s. Godrej Highview LLP has been received on **30.07.2025** alongwith cost of Rs.10,000/-. However, respondent no.2 and 3 neither appeared nor filed reply.

Thus, respondent no.2 and 3 are proceeded against exparte.

Succinct facts as per the complaint are as follows:

S.No.	Particulars	Details
16.	Name of project	"Godrej Nature Plus"
17.	Nature of project	Group Housing
18.	Location of project	Village-Dhunela, Sector-33, Sohna, Gurugram, Haryana.
19.	DTCP License	License no. 01 of 2014 dated-03.01.2014
20.	RERA registered	Registered Vide registration no. 18 of 2018 Dated-30.01.2018
21.	Allotment Letter	07.04.2022



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम
२६/०८/२०२५

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

		(As on page no. 51 of complaint)
22.	Agreement For Sale	03.11.2022 (As on page no. 80 of complaint)
23.	Unit no.	0903, Floor-9 th , Building-G (As on page no. 82 of complaint)
24.	Unit area	77.53sq.mtr [Carpet Area] (As on page no. 82 of complaint)
25.	Possession clause	Clause 7. POSSESSION <i>7.1 The Promoter assures to ahnd over possession of the Apartment for Residential alongwith parking (if applicable) to the Allottee on or before 30th day of June 2023 (as may be mentioned in customer BBA) unless there is delay or failure due to "force majeure". [Emphasis supplied]</i> (As on page no. 87 of complaint)
26.	Due date of possession	30.06.2023
27.	Sale consideration	Rs.1,16,00,555 /- (As on page no. 83 of complaint)
28.	Amount paid	Rs. 1,04,40,499.28/- (As per Statement of Accounts dated 17.05.2024 on page no. 77 of complaint)
29.	Occupation certificate	03.04.2023
30.	Offer of possession	Not on record

The counsel for the complainant is seeking delay possession charges on account of failure of the respondent to hand over the unit in terms of the agreement dated 03.11.2022. The due date for handing over of the subject unit was 30.06.2023 and the possession intimation letter dated 30.07.2025 has now been received by the complainant demanding a sum of Rs. 11,60,055.46 which the complainant has duly paid on 26.08.2025, for which a receipt has been issued by the respondent. The counsel for the complainant states that the



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम
(R-2944/24)

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विधान गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

respondent is liable to pay delay possession charges under the provisions of Section 18(1) of the Act, 2016 from the due date for handing over possession till the date of actual handing over physical possession by the respondent.

The counsel for the respondent states that the project was adversely affected by both the waves of Covid-19 and also by subsequent orders of the Hon'ble NGT and other Authorities with respect to carrying out construction in the area of National Capital Region. He has placed on record the copy of relaxation given on account of Covid-19 by the Panchkula Authority as well as an order of the Real Estate Appellate Tribunal, Uttar Pradesh in appeal 197 of 2023 titled as Central Government Employees Welfare Housing Organization Vs. Rajender Mohan Saxena, wherein in Para No.7, relaxation has been granted to the developers situated in the NCR on account of such orders.

The counsel for the complainant on the contrary states that the unit of the complainant was allotted on 31.03.2022, which is after the incidence of Covid-19.

Arguments heard.

Order reserved.

Both the parties may file written submissions within a period of 15 days with an advance copy to each other.

Matter to come up on 01.10.2025 for pronouncement of orders.


Ashok Sangwan
Member
03.09.2025