

PROCEEDINGS OF THE DAY		10
Day and Date	Friday and 20.01.2023	
Complaint No.	CR/3079/2021 Case titled as Parveen Jain Vs Ireo Private Limited	
Complainant	Parveen Jain	
Represented through	Shri Sanjeev Sharma Advocate	
Respondent	Ireo Private Limited	
Respondent Represented	Shri M.K. Dang Advocate	
Last date of hearing	11.01.2023	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The counsel for the complainant states that the due date for handing over of possession for the plot was March 2015, as the complainant has already paid an amount of Rs.5.83 crores against a total consideration of Rs.6.79 crores (including taxes and stamp duty). Completion certificate for the project has not been received. Therefore, the complainant may be awarded delayed possession charges and the respondents may be directed to execute the conveyance deed.		
The counsel for the respondent states that the respondents are ready to execute the conveyance deed with the allottee and possession has already been offered on 24.05.2021 after receipt of part zoning plan. The respondent applied for completion certificate much before the due date and the entire process was held up due to certain CBI cases and litigation in the Hon'ble Supreme Court. Finally, the matter was cleared and the clarification was issued by the Hon'ble Supreme Court vide order dated 29.11.2019, 02.12.2019 and 06.01.2020 allowing the State Government to proceed with the clearances of specific projects including that of the respondent. The order dated 25.08.2020 (R20) is the relevant order qua the respondent. The above sequence of events is covered by force majeure clause of the agreement signed		



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/3019/2021

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

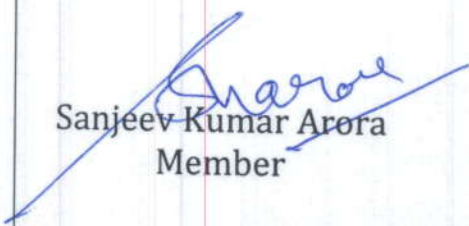
with the complainant. However, there is no specific order of DTCP declaring zero period with respect to this project.

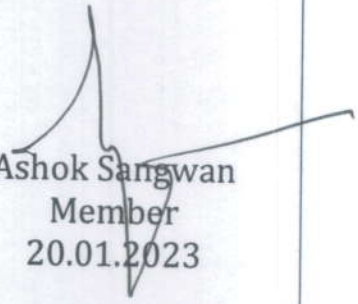
The counsel for the respondent also refers to the proceeding dated 19.03.2019 in case No. 2265 of 2018 where this authority had kept similar cases under abeyance pending the litigation before the Hon'ble Supreme Court. Therefore, there was no fault on the part of the respondent in this delay beyond the due date.

Arguments heard.

Order reserved.

Matter to come up on 28.02.2023 for pronouncement of order.


Sanjeev Kumar Arora
Member


Ashok Sangwan
Member
20.01.2023