





**HARERA**  
**GURUGRAM**

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

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम  
CR/349/2021

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

|     |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                   | <i>The Developer based on its present plans and estimates and subject to all just exceptions, contemplates to <b>complete construction of the said unit within a period of 48 months from the date of execution of this Agreement</b> unless there shall be delay or there shall be failure due to reasons mentioned in this agreement or due to failure of buyer(s) to pay in time the price of the said commercial unit along with all other charges and dues in accordance with the schedule of payments. (Emphasis supplied)</i> |
| 7.  | Due date of possession            | 05.10.2019<br>[Due date of possession calculated from the date of BBA]                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 8.  | Total sale consideration          | Rs. 60,54,090/- as per SOA dated 22.09.2021 (page 41 of reply)                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 9.  | Amount paid by the complainant    | Rs. 30,18,389/- as per SOA dated 22.09.2021 (page 41 of reply)                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 10. | Occupation certificate            | Not obtained                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 11. | Intimation of offer of possession | 15.07.2019 (page 83 of complaint)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 12. | Notice for termination            | 24.02.2021 (page 35 of reply)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 13. | Letter for cancellation           | 27.07.2021 (page 38 of reply)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

Arguments heard.

Both the counsels for the parties are directed to submit written submissions within 2 weeks with an advance copy to each other.

The counsel for the respondent states that OC has been received in February 2022 and a copy of the same shall also be supplied alongwith written submissions to the complainant as well as to the authority within next two weeks.



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Matter to come up on **21.12.2022** for orders.

  
Sanjeev Kumar Arora  
Member

  
Vijay Kumar Goyal  
Member  
28.10.2022