

| PROCEEDINGS OF THE DAY                                                                                                                                                                   |                                                                                        | 23                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------|
| Day and Date                                                                                                                                                                             | Wednesday and 24.01.2024                                                               |                                                 |
| Complaint No.                                                                                                                                                                            | CR/3748/2021 Case titled as GURPREET SINGH KALSI VS AGRANTE DEVELOPERS PRIVATE LIMITED |                                                 |
| Complainant                                                                                                                                                                              | GURPREET SINGH KALSI                                                                   |                                                 |
| Represented through                                                                                                                                                                      | Ms. Shobhana Takiar and Shri Kuljeet Singh Advocates                                   |                                                 |
| Respondent                                                                                                                                                                               | AGRANTE DEVELOPERS Pvt. Ltd.                                                           |                                                 |
| Respondent Represented                                                                                                                                                                   | Shri Jivish Yadav proxy counsel for R1<br>Shri Mohit Dua Adv. for R5                   |                                                 |
| Last date of hearing                                                                                                                                                                     | 29.11.2023                                                                             |                                                 |
| Proceeding Recorded by                                                                                                                                                                   | Naresh Kumari and HR Mehta                                                             |                                                 |
| Proceedings                                                                                                                                                                              |                                                                                        |                                                 |
| The present complaint has been received on <b>08.10.2021</b> and registered as complaint no. <b>3748 of 2021</b> . The reply on behalf of respondent was received on <b>19.05.2022</b> . |                                                                                        |                                                 |
| Succinct facts of the case as per complaint and reply are as under:-                                                                                                                     |                                                                                        |                                                 |
| Sr. No.                                                                                                                                                                                  | Particulars                                                                            | Details                                         |
| 1.                                                                                                                                                                                       | Name of the project                                                                    | "Beethoven's 8", Sector-107, Gurugram, Haryana. |
| 2.                                                                                                                                                                                       | Nature of project                                                                      | Group Housing                                   |
| 3.                                                                                                                                                                                       | Area of project                                                                        | 18.0625 acres                                   |
| 4.                                                                                                                                                                                       | DTCP License no.                                                                       | License no. 23 of 2012 dated<br>Valid upto      |

CR/3748/2021

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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|-----|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.  | RERA registered                        | Not registered                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 6.  | Unit no.                               | Harmony-I K/E/1803<br>(As on page 36 of complaint)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 7.  | Unit area                              | 2261 sq.<br>(As on page 36 of complaint)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 8.  | Allotment letter                       | 18.03.2016<br>(As on page 32 of complaint)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 9.  | Date of execution of buyer's agreement | 18.03.2016<br>(As on page 34 of complaint)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 10. | Possession clause                      | <b>Clause 18(a)</b><br><i>Subject to other terms of this Agreement/Agreement, including but not limited to timely payment of the Total Price, stamp duty and other charges by the Vendee(s), the Company shall endeavour to complete the construction of the Said Apartment <b>within 42 (Forty-two) months from the date of Allotment</b>, which is not the same as date of this Agreement. The Company will offer possession of the Said Apartment to the Vendee(s) in taking possession of the Said Apartment from the date of offer of possession, would attract holding charges @Rs.05 (Five) per sq.ft. per month for any delay of full one month or any part thereof.</i><br>(As on page 50 of complaint) |
| 11. | Due date of possession                 | 18.09.2019<br>(Calculated 42 months from date of allotment)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 12. | Total sales consideration              | Rs.1,68,93,513/-<br>(As on page 33 of complaint)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

CR-3748/2021

New PWD Rest House, Civil Lines, Gurugram, Haryana

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|-----|----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13. | Amount paid by the complainant                                       | Rs.68,66,795/-<br>(As per ledger account on page 86 of complaint)                                                                                                                           |
| 14. | Quadra-partite Agreement                                             | 18.03.2016                                                                                                                                                                                  |
| 15. | Loan sanction letter                                                 | 25.03.2016<br>(As per page 72 of complaint)                                                                                                                                                 |
| 16. | Details of subvention scheme                                         | Subvention period from 01.04.2016 to 31.03.2019<br>(Page 71 of the complaint)<br>Date of commencement of borrower liability to pay Pre-EMI interest on balance term of loan from 01.04.2019 |
| 17. | Offer of possession                                                  | Not offered                                                                                                                                                                                 |
| 18. | Occupation certificate                                               | Not received                                                                                                                                                                                |
| 19. | Legal notice sent by the complainant to the respondent for refund on | 13.07.2020                                                                                                                                                                                  |

The counsel for the respondent No.5 has filed the copy of the account statement to this authority on 21.12.2023 and has handed over a copy of the same to the counsel for the complainant during the course of hearing.

The counsel for the complainant seeks a short adjournment to reconcile the accounts.

Matter to come up on **06.03.2024** for further proceedings.

Ashok Sangwan  
 Member  
 24.01.2024