

PROCEEDINGS OF THE DAY		79
Day and Date	Tuesday and 15.04.2025	
Complaint No.	CR/380/2024 Case titled as Vijay Kumar VS Ocean Seven Buildtech Privat Limited	
Complainant	Vijay Kumar	
Represented through	Shri Rishabh Sharma Advocate	
Respondent	Ocean Seven Buildtech Privat Limited	
Respondent Represented through	Shri Arun Yadav Advocate	
Last date of hearing	13.02.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The present complaint was filed on 28.02.2024 and registered as complaint no. 380 of 2024 and reply was received on 04.07.2024. The counsel for the complainant states that the complainant has booked the unit in the year 2017 in the project of the respondent company. Till date only 60% project has been developed by the respondent/promoter after making the payment of more than 80-90% of the total sale consideration. Now, the complainant is seeking direction to restrain the respondent from terminating the unit till the final disposal of the present complaint, grant of delayed possession charges along with possession alongwith other reliefs. The counsel for the respondent states that EC was obtained by the respondent on 30.11.2017 and CT was granted in February, 2018 and a per Consent to Establish, the due date of possession comes out to be in August, 2022 after grant of grace period of 6 months due to COVID-19. Further states that the license of the respondent has been terminated by the DTCP on the request of the RWA in which the complainant was also a party and there is no fault of the respondent to complete the project. Hence the period of termination of license may be treated as Zero period while calculating the delayed possession charges.		



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HARYANA REAL ESTATE REGULATORY AUTHORITY
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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Heard.

The respondent is directed to pay delayed possession charges to the complainant at the prescribed rate of interest i.e. 11.10% p.a. from the due date of possession i.e. 30.05.2022 till valid offer of possession plus two months after obtaining occupation certificate or actual handing over of possession, whichever is earlier. Other reliefs shall part of the main order.

Detailed order will follow. Matter stands disposed of.

Ashok Sangwan
Member

Arun Kumar
Chairman
15.04.2025