



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 लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		3																					
Day and Date	Friday and 20.01.2023																						
Complaint No.	CR/3802/2019 Case titled as Murli Infratech Llp Vs Ireo Grace Realtech Private Limited																						
Complainant	Murli Infratech Llp																						
Represented through	Shri Riju Mani Advocate																						
Respondent	Ireo Grace Realtech Private Limited																						
Respondent Represented	Shri M.K. Dang Advocate																						
Last date of hearing	29.11.2022																						
Proceeding Recorded by	Naresh Kumari and HR Mehta																						
Proceedings The complaint was filed on 04.09.2019 and the reply on behalf of respondent was received on 01.10.2019. Succinct facts of the case as per complaint and annexures are as under: <table><tr><th>S. N.</th><th>Particulars</th><th>Details</th></tr><tr><td>1.</td><td>Name and location of the project</td><td>"The Corridors" situated at Sector-67A, Gurgaon.</td></tr><tr><td>2.</td><td>Nature of the project</td><td>Group Housing Colony</td></tr><tr><td>3.</td><td>Project area</td><td>37.5125 acres</td></tr><tr><td>4.</td><td>DTCP license no.</td><td>05 of 2013 valid up to 20.02.2021</td></tr><tr><td>5.</td><td>Name of licensee</td><td>M/s Precision Realtors Pvt. Ltd. and 5 others</td></tr><tr><td>6.</td><td>RERA Registered/ not registered</td><td>Registered Registered in 3 phases</td></tr></table>			S. N.	Particulars	Details	1.	Name and location of the project	"The Corridors" situated at Sector-67A, Gurgaon.	2.	Nature of the project	Group Housing Colony	3.	Project area	37.5125 acres	4.	DTCP license no.	05 of 2013 valid up to 20.02.2021	5.	Name of licensee	M/s Precision Realtors Pvt. Ltd. and 5 others	6.	RERA Registered/ not registered	Registered Registered in 3 phases
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		Vide 378 of 2017 dated 07.12.2017(Phase 1) Vide 377 of 2017 dated 07.12.2017 (Phase 2) Vide 379 of 2017 dated 07.12.2017 (Phase 3)
	Validity Status	30.06.2020 (for phase 1 and 2) 31.12.2023 (for phase 3)
7.	Allotment Letter	07.08.2013 (annexure C-3 on page 60 of the complaint)
8.	Date of apartment buyers' agreement	Not executed
9.	Unit no.	101, First Floor, Tower C8 (annexure C-3 on page 60 of the complaint)
10.	Unit area admeasuring (super area)	1312.50 sq. ft. (annexure C-3 on page 60 of the complaint)
11.	Date of approval of building plan	23.07.2013 (as per project details)
12.	Date of environment clearance	12.12.2013 (as per project details)
13.	Date of fire scheme approval	27.11.2014 (as per project details)
14.	Possession clause (Taken from executed buyers agreement of same project in similar complaint in CR/1105/2021)	13.3 Possession and Holding Charges The company proposes to offer the possession of the said residence unit to the allottee within a period of 42 months from the date of approval of



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CR/3802/2019

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		building plans and/or fulfillment of the preconditions imposed thereunder (Commitment Period). The Allottee further agrees and understands that the company shall additionally be entitled to a period of 180 days (Grace Period), after the expiry of the said commitment period to allow for unforeseen delays beyond the reasonable control of the Company. (Emphasis supplied)
15.	Reminders for payment	For Third Instalment: 13.04.2014, 04.05.2014 For Fourth Instalment: 29.03.2015, 23.04.2015 For Fifth Instalment: 29.02.2016, 28.03.2016 For Sixth Instalment: 19.04.2016, 11.05.2016 For Seventh Instalment: 24.05.2016, 17.06.2016 For Eight Instalment: 29.06.2016, 22.07.2016 Final Notice: 28.07.2016
16.	Date of cancellation letter	01.09.2016 (annexure R-27 on page no. 92 of reply)
17.	Restoration of unit	30.05.2017 (vide email on annexure R-29 of reply)
18.	Due date of possession	23.01.2017



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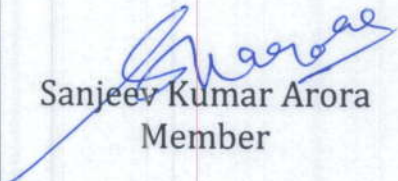
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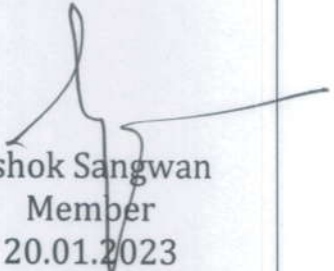
		(calculated from the date of approval of building plans) Note: Grace Period is not allowed.
19.	Total sale consideration	Rs. 1,45,22,006/- (as per payment plan on page no. 63 of complaint)
20.	Amount paid by the complainant	Rs. 1,54,70,483/- (as alleged by complainant)
21.	Occupation certificate	27.01.2022 (as per project details)
22.	Offer of possession	16.02.2022

Arguments heard.

Order reserved.

Matter to come up on 24.03.2023 for pronouncement of order.


Sanjeev Kumar Arora
Member


Ashok Sangwan
Member
20.01.2023