



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		17
Day and Date	Thursday and 08.09.2022	
Complaint No.	CR/3823/2021 Case titled as Virender Singh Raghav and Anjana Raghav Vs Emaar MGF Land Limited	
Complainant	Virender Singh Raghav and Anjana Raghav	
Represented through	Shri Jagdeep Kumar Advocate	
Respondent	Emaar MGF Land Limited	
Respondent Represented	Shri Harshit Batra Advocate	
Last date of hearing	18.05.2022	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint has been received on 24.09.2021 and the reply was received on 25.10.2021.

Succinct facts of the case as per complaint and reply are as under:

Sr. No.	Particulars	Details
1.	Name of the project	Gurgaon Greens, Sector 102, Gurugram, Haryana
2.	Unit no.	GGN-12-0601, 6 th floor, building no. 12 [annexure P2, page 49 of complaint]
3.	Provisional allotment letter dated	25.01.2013 [annexure P1, page 32 of complaint]
4.	Date of execution of buyer's agreement	01.04.2013 [annexure P2, page 46 of complaint]

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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3823/2021

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5.	Possession clause	14. POSSESSION (a) Time of handing over the Possession Subject to terms of this clause and barring force majeure conditions, subject to the Allottee having complied with all the terms and conditions of this Agreement, and not being in default under any of the provisions of this Agreement and compliance with all provisions, formalities, documentation etc., as prescribed by the Company, the Company proposes to hand over the possession of the Unit within 36 (Thirty Six) months from the date of start of construction, subject to timely compliance of the provisions of the Agreement by the Allottee. The Allottee agrees and understands that the Company shall be entitled to a grace period of 5 (five) months, for applying and obtaining the completion certificate/occupation certificate in respect of the Unit and/or the Project. (emphasis supplied) [annexure P2, page 61 of complaint]
6.	Date of start of construction as per statement of account dated 17.10.2021 at page 222 of reply	14.06.2013
7.	Due date of possession	14.06.2016 [Note: Grace period is not included]
8.	Total consideration as per statement of account dated 17.10.2021 at page 222 of reply	Rs. 95,25,541/-
9.	Total amount paid by the complainants as per statement of account dated 17.10.2021 at page 223 of reply	Rs.1,01,86,322/-

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CA/2823/2021

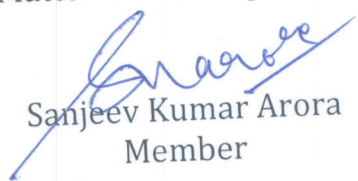
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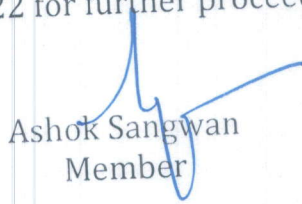
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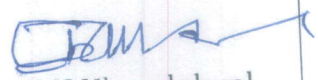
10.	Occupation certificate	30.05.2019 [annexure R5, page 133 of reply]
11.	Offer of possession to the previous allottees	01.06.2019 [annexure R4, page 124 of reply]
12.	Complainants are subsequent allottees	The respondent acknowledged the complainants as allottee vide nomination letter dated 06.08.2019 (annexure R3, page 99 of reply) in pursuance of agreement to sell dated 13.07.2019 (annexure P7, page 111 of complaint) executed between the complainants and the previous allottee (Mr. Praveen Kumar)
13.	Unit handover letter signed by the complainants on	04.09.2019 [annexure R1, page 29 of reply]
14.	Conveyance deed executed by the complainants on	09.09.2019 [annexure R6, page 137 of reply]

Arguments heard.

Matter to come up on 08.12.2022 for further proceedings.


Sanjeev Kumar Arora
Member


Ashok Sangwan
Member


Dr. K.K.Khandelwal
Chairman
08.09.2022

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