



HARERA
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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

13

Day and Date	Friday and 02.05.2025
Complaint No.	CR/3989/2021 Case titled as SHALINI MEHRA AND AJAY MEHRA VS KASHISH DEVELOPERS LIMITED
Complainant	SHALINI MEHRA AND AJAY MEHRA
Represented through	Complainant in person with Shri Anshul Sharma, proxy counsel
Respondent	KASHISH DEVELOPERS LIMITED
Respondent Represented	Shri Om Prakash Singh, Advocate
Last date of hearing	07.02.2025
Proceeding Recorded by	H.R.Mehta

Proceedings

The present complaint was filed on 30.09.2021 and the reply on behalf of the respondent was filed on 02.11.2021.

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

S. N.	Particulars	Details
1.	Name and location of the project	"Manor One" situated at Sector-111 Gurgaon.
2.	Nature of the project	Group Housing Colony
3.	Project area	14.843 acres
4.	DTCP license no. and validity status	110 of 2011 dated 16.12.2011 valid upto 13.12.2019
5.	Name of licensee	M/s Vinman Construction Pvt. Ltd. and 4 others
6.	Rera registered or not	Registered Vide 58 of 2019 dated 24.09.2019 Valid Upto 31.12.2021
7.	Allotment Letter	02.01.2013 (page no. 21 of complaint)



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8.	Date of apartment buyers' agreement	08.01.2014 (page no. 23 of complaint)
9.	Unit No.	A-5H, 5 th Floor, Tower A (page no. 27 of complaint)
10.	Unit area admeasuring	895 sq. ft. (page no. 27 of complaint)
11.	Due date of possession	08.07.2017 (Calculated from the date of agreement) Note: Grace period is allowed being unqualified.
12.	Possession clause	3(a) Possession That subject to terms of this clause and subject to the apartment allottee having complied with all the terms and conditions of this agreement and not being in default under any of the provision of this agreement and further subject to compliance with all the provisions, formalities, registration of sale deed, documentation, payment of all amount due and payable to the developers by the apartment allottee(s) under this agreement, as prescribed by the Developer, the Developer proposes to hand over the possession of said apartment within a period of thirty (36) months (excluding a grace period of 6 months) from the date of execution of this agreement. It is however understood between the parties that the possession of various Block/Towers comprised in the complex and also the various



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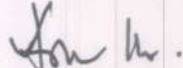
		common facilities planned therein shall be ready and completed in phases wise and will be handed over to the allottees of different Blocks/Tower as and when the same will be completed and in a phased manner.
13.	Total sale consideration	Rs. 72,68,950/- (as per payment schedule on page no. 62 of compliant)
14.	Amount paid by the complainant	Rs. 42,50,000/- (as alleged by complainant)
15.	Completion certificate	Not obtained
16.	Offer of possession	Not offered/no OC

The complainant is seeking delayed possession charges and possession of the unit.

Arguments heard.

The respondent is directed to pay interest at the prescribed rate of 11.10% p.a. for every month of delay from the due date of possession i.e., 08.07.2017 till the date of offer of possession of the subject unit after obtaining occupation certificate from the competent authority plus two months or handing over of possession whichever is earlier as per the provisions of section 18(1) of the Act read with rule 15 of the rules.

Detailed order will follow. Matter stands disposed off


Arun Kumar
Chairman
02.05.2025