



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

CR/4097/2023

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

		28.07.2024
	Licensed area	108.125 acres
	Name of licensee	BIP holder Anant Raj Ltd.
5.	Unit no.	SF-088 on 2 nd floor [annexure 1 of complaint]
6.	Unit area admeasuring	652 sq. ft. [Super area] [annexure 1 of complaint]
7.	Allotment letter	05.06.2023 [annexure 1 of complaint]
8.	Date of registered builder buyer agreement	28.06.2023 [annexure 3 of complaint]
9.	Total sale consideration	₹ 41,62,368/- [TSC] [page no. 50 of reply]
10.	Amount paid by the complainant	₹ 11,15,807/- [As per SOA dated 20.07.2023 at annexure 1 of complaint]
11.	Possession clause	Clause 5 <i>The promoter shall abide by the time schedule for completing the said Unit/Project, handing over the possession of the said unit to the allottee (which for the purpose of this agreement shall mean issuance of notice of offer of possession of the unit by the promoter to the allottee) and the common area to the association of allottees or the governmental</i>



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		<i>authority, as the case may be, as provided under rule 2(1)(f) of the Rules or as disclosed at the time of registration of the project with the authority i.e., 30.06.2023 (including extension granted by RERA by invoking "Force Majeure" clause) or such other extended period as may be intimated and approved by the authority from time to time. The completion of the project shall mean grant of occupation certificate for the said unit/project. It is agreed between the parties that for that purpose of this agreement "handing over the possession of the said unit" shall mean issuance of notice of offer of possession of the unit by the promoter to the allottee.</i>
12.	Due date of possession	30.06.2023
13.	Application for grant of OC	02.06.2023 [Page 100 of reply]
14.	Occupation certificate	09.11.2023 [pg. 106 of reply]
15.	Addendum to agreement for sale w.r.t. physical possession shall not be given to the allottee	28.06.2023 [Annexure 3 of complaint]
16.	Addendum to agreement for sale w.r.t. penalty (as per clause 1 & 2) if respondent applies for OC after 02.12.2023 then the company will pay penalty of Rs. 36.18/- per sq. ft. on super area till the date of filing application.	28.06.2023 [Page 96, Annexure R5 of reply]



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CR/169-1/2023

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

	if respondent applies for OC before 02.12.2023 then the allottee will pay incentive of Rs. 36.18/- per sq. ft. per month on super area for the period of preponement.	
17.	Offer of possession	Not offered

The Counsel for the respondent states that a telephonic request has been received from the counsel for the complainant to seek an adjournment as the matter is under settlement.

Both the parties may file written submissions within a period of 15 days, if the matter is not amicably settled.

Matter to come up on 08.07.2025 for arguments/orders.

Ashok Sangwan
Member

V.I. 3
Vijay Kumar Goyal
Member


Arun Kumar
Chairman
13.05.2025