

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		10
Day and Date	Wednesday and 23.07.2025	
Complaint No.	CR/4492/2023 Case titled as Radha Krishan VS Golden Bricks Constructions Private Limited	
Complainant	Radha Krishan	
Represented through	Shri S.S. Hooda Advocate	
Respondent	Golden Bricks Constructions Private Limited	
Respondent Represented	Shri Aditya Saluja, Advocate	
Last date of hearing	16.04.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint has been filed on 27.09.2023 and registered as complaint no. 4492 of 2023 . Reply on behalf of the respondent has been received on 27.03.2024 .		
Succinct facts as per complaint and reply are as follows:		
S. N.	Particulars	Details
1.	Name of the project	"Golden Arcade & Damas-The Studio""
2.	Project location	Sector-67, Gurugram.
3.	Project type	Serviced apartments
4.	HRERA registered/ not registered	Not registered
5.	Allotment letter dated	25.03.2013 (As on page no. 47 of complaint)



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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6.	Date of apartment buyer agreement [Between original allottee and respondent]	10.10.2012 (As on page no. 14 of complaint)
7.	Agreement to sell [note: between original allottee and complainant]	10.12.2012 (As on page no. 18 of reply)
8.	Unit no.	514, Floor-5 th (As on page no. 16 of complaint)
9.	Unit area admeasuring	524.28 sq.ft [Super-Area] (As on page no. 16 of complaint)
10.	Possession clause	Clause 8 POSSESSION 8.1 Time of handing over the Possession (a) The Developer proposes to hand over possession of the unit within a period of twenty four (24) months from the date of signing of this Agreement. The Buyer(s) agrees and understands that the Developer shall be entitled to a grace period of Ninety (90) days, after the expiry of twenty four(24) months or such extended period , for applying and obtaining the OCCUPATION CERTIFICATE, in respect of the COMMERCIAL COMPLEX. [Emphasis supplied]
11.	Due date of possession	10.01.2015 [Calculated 24 months from the date of signing of the agreement plus 90 days]
12.	Total sale consideration	Rs.47,26,828/

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण



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		(As on page no. 17 of complaint)
13.	Amount paid by the complainant	Rs.35,18,754/- (To be ascertained during hearing)
14.	Occupation certificate	Not on record.
15.	Offer of possession	14.01.2017 (As on page no. 80 of reply)

Arguments heard.

Order reserved.

Parties may file brief written submissions within a period of 2 weeks with an advance copy to each other.

Matter to come up on **27.08.2025** for pronouncement of order.

Ashok Sangwan
Member
23.07.2025