



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

8.	Date of environmental clearance	09.03.2015 (page 03 of reply)
9.	Possession clause	3. Possession <i>3(1) Unless a longer period is permitted by the DGTCP or in the policy and subject to the force majeure circumstances as stated in clause 16 hereof, intervention of statutory authorities, receipt of occupation certificate and timely compliance by the Apartment Buyer(s) of all his/her/their obligations, formalities and documentation as prescribed by the Developer from time to time and not being in default under any part of this Agreement, including but not limited to timely payment of installments of the total cost and other charges as per the payment plan, stamp duty and registration charges, the Developer proposes to offer possession of the Said Apartment to the Apartment Buyer(s) within 4(four) years from the date of approval of building plans or grant of environment clearance, whichever is later.</i> (Emphasis supplied)
10.	Due date of possession	09.03.2019 (calculated from the date of environment clearance, being later)
11.	Total sale consideration	Rs.21,43,000/- (as per Clause 2.1 of BBA on page 35 of complaint)
12.	Paid up amount	Rs.22,83,740/- (as per revised statement of account on page 61 of complaint)
13.	Occupation certificate	04.12.2019 (page 26 of reply)
14.	Offer of possession	20.01.2020 (page 29 of reply)



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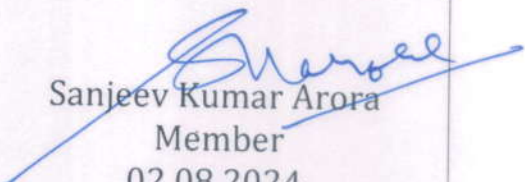
15.	Possession certificate dated 05.02.2020 and the same has been handed over on	05.02.2020 (page 60 of complaint)
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The counsel for the complainant is seeking DPC and the possession has already been handed over to the complainant on 20.1.2020.

Arguments heard.

Undoubtedly, there is delay in handing over of the possession, DPC is allowed. The respondent is directed to pay interest at the prescribed rate of 11% p.a. for every month of delay from due date of possession i.e., 09.03.2019 till offer of possession (20.1.2020 plus two months or actual handover of possession (05.2.2020) whichever is earlier.

Matter stands disposed off. Detailed orders will follow.


Sanjeev Kumar Arora

Member

02.08.2024