



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/5289/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

7.	RERA Registered/ not registered	Registered vide no. 39 of 2020 dated 27.10.2020 Valid up to 02.09.2024
8.	Allotment letter	09.03.2021 [Page no. 19 of complaint]
9.	Builder buyer agreement	Not executed
10.	Unit no.	006, ground floor, tower 5 [Page no. 19 of complaint]
11.	Unit admeasuring	571.105 sq. ft. of carpet area and 98 sq. ft. balcony area (Page no. 19 of the complaint)
12.	Possession clause as per Affordable housing policy, 2013	1(IV) of the Affordable Housing Policy, 2013 <i>All such projects shall be required to be necessarily completed within 4 years from the approval of building plans or grant of environmental clearance, whichever is later. This date shall be referred to as the "date of commencement of project" for the purpose of this policy. The licenses shall not be renewed beyond the said 4 years period from the date of commencement of project</i>
13.	Due date of possession	Cannot be ascertained
14.	Total sale price of the flat	Rs.23,33,420/- [As alleged by the complainant at page no. 10 of complaint]
15.	Amount paid by the complainant	Rs.8,83,785/- [As per ledger dated 15.01.2022 at page no. 23 of complaint]
16.	Surrender/Cancellation by the complainant through letter dated	14.01.2022 [Page no. 24 of complaint]

The counsel for the complainant is seeking refund of the deposited amount alongwith prescribed rate of interest as the EC has not yet been obtained till date and the construction of the project has not yet been started. The counsel for the respondent states that refund be allowed as per Affordable Group Housing Policy, 2013.

Arguments heard.



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The respondent is directed to **refund** the entire amount paid by the complainant along with interest @ 11.10% per annum from the date of each payment till the actual date of refund of the deposited amount as per provisions of section 18(1) of the Act read with rule 15 of the rules, 2017.

Detailed order will follow. Matter stands disposed off.

Ashok Sangwan
Member

Arun Kumar
Chairman
03.09.2024

Vijay Kumar Goyal
Member