



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

PROCEEDINGS OF THE DAY		63
Day and Date	Tuesday and 02.01.2024	
Complaint No.	CR/5309/2022 Case titled as Sonia Vaid VS OCEAN SEVEN BUILDTECH PVT. LTD.	
Complainant	Sonia Vaid	
Represented through	Shri Himanshu Singh Advocate	
Respondent	OCEAN SEVEN BUILDTECH PVT. LTD.	
Respondent Represented	Shri Arun Kumar Advocate	
Last date of hearing	19.12.2023	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

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

S. N.	Particulars	Details
1.	Name of the project	The Venetian, Sector- 70, Gurugram, Haryana
2.	Project area	5.10 acres
3.	Nature of the project	Affordable group housing colony
4.	DTCP license no. and validity status	103 of 2019 dated 05.09.2019 Valid up to 04.09.2024
5.	Name of licensee	Shree Ratan Lal and others
6.	Building plan approval dated	07.02.2020 (As per DTCP website)
7.	Environment clearance dated	Not on record
8.	RERA Registered/ not registered	Registered vide no. 39 of 2020 dated 27.10.2020 Valid upto 02.09.2024
7.	Allotment letter	09.03.2021 [Page 19 of complaint]
8.	Builder buyer agreement	Not placed
9.	Flat no.	902, Type I, tower 4



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		[Page 19 of complaint]
10.	Unit admeasuring	571.105 sq. ft. (carpet area) (Page 19 of the complaint)
11.	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.</i>
12.	Due date of possession	Cannot ascertained
13.	Total sale price of the flat	Rs. 23,33,420/- [As alleged by the complainant at page 10 of complaint]
14.	Amount paid by the complainant	Rs. 8,83,785/- [As per SOA dated 14.01.2022 at page 23 of complaint]
15.	Cancellation request letter by complainant	15.01.2022 [page 24 of complaint]

Arguments heard.

The pleadings are on record.

Both the parties may file written submissions within a period of 2 weeks with an advance copy to each other.

Order reserved.

Matter to come up on 12.03.2024 for pronouncement of order.

Ashok Sangwan
Member

Vijay Kumar Goyal
Member

Arun Kumar
Chairman
02.01.2024