

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. हा. विश्राम गृह, सिविल लाइन्स, गुरुग्राम, हरियाणा

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| PROCEEDINGS OF THE DAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                              | 76 |
| Day and Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Tuesday and 15.04.2025                                                       |    |
| Complaint No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CR/5325/2023 Case titled as Deepali VS Ocean Seven Buildtech Private Limited |    |
| Complainant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Deepali                                                                      |    |
| Represented through                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | None                                                                         |    |
| Respondent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Ocean Seven Buildtech Private Limited                                        |    |
| Respondent Represented through                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Shri Arun Yadav Advocate                                                     |    |
| Last date of hearing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 28.01.2025                                                                   |    |
| Proceeding Recorded by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Naresh Kumari and HR Mehta                                                   |    |
| <p style="text-align: center;"><b>Proceedings</b></p> <p>The present complaint was filed on 08.12.2023 and reply on behalf of respondent was received on 05.08.2024. The complainant has filed the written arguments on 04.04.2025.</p> <p>On the last dated of hearing i.e., 28.01.2025, the complainant was directed to file the amended memo of parties after impleading the co-allottee being a necessary party to the present complaint, and the same was filed on 14.02.2025 which is allowed.</p> <p>The counsel for the complainant states that the complainant has booked the unit in the year 2017 in the project of the respondent company. Till date only 60% project has been developed by the respondent/promoter after making the payment of more than 80-90% of the total sale consideration. Now, the complainant is seeking direction to restrain the respondent from terminating the unit till the final disposal of the present complaint, grant of delayed possession charges along with possession alongwith other reliefs.</p> |                                                                              |    |



**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

The counsel for the respondent states that EC was obtained by the respondent on 30.11.2017 and CT was granted in February, 2018 and a per Consent to Establish, the due date of possession comes out to be in August, 2022 after grant of grace period of 6 months due to COVID-19. Further states that the license of the respondent has been terminated by the DTCP on the request of the RWA in which the complainant was also a party and there is no fault of the respondent to complete the project. Hence the period of termination of license may be treated as Zero period while calculating the delayed possession charges.

Heard.

The respondent is directed to pay delayed possession charges to the complainant at the prescribed rate of interest i.e. 11.10% p.a. from the due date of possession i.e. 30.05.2022 till valid offer of possession plus two months after obtaining occupation certificate or actual handing over of possession, whichever is earlier. Other reliefs shall part of the main order.

Detailed order will follow. Matter stands disposed of.

Ashok Sangwan  
Member

Arun Kumar  
Chairman  
15.04.2025