



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

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Day and Date	Wednesday and 23.04.2025
Complaint No.	CR/556/2024 Case titled as Darshana Hooda VS Ocean Seven Buildtech Private Limited
Complainant	Darshana Hooda
Represented through	Shri Gaurav Rawat Advocate
Respondent	Ocean Seven Buildtech Private Limited
Respondent Represented	Shri Arun Yadav Advocate
Last date of hearing	19.02.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint was filed on 16.02.2024 and reply on behalf of respondent was received on 20.11.2024.

Succinct facts of the case are as under:

S. N.	Particulars	Details
1.	Name of the project	"Expressway Towers", Sector 109, Gurugram
2.	Nature of the project	Affordable Housing
3.	DTCP license no. and validity status	6 of 2016 dated 16.06.2016
4.	RERA Registered/ not registered	301 of 2017 dated 13.10.2017 valid upto 12.10.2021
5.	Allotment Letter	21.09.2017 (page 28 of complaint)
6.	Unit no.	2502, Tower 3, 25 th Floor (Page 42 of complaint)
7.	Unit area admeasuring	645 sq. ft. (carpet area), 99 sq.ft balcony area (Page 42 of complaint)



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CR/556/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

8.	Date of execution of Apartment Buyer's Agreement	17.06.2017 (page 40 of complaint)
9.	Possession clause in Affordable Housing Policy	1 (iv) All such projects shall be required to be necessarily completed within 4 years from the date of 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 the policy.
10.	Date of environmental clearance	30.11.2017 (as per information obtained from the planning branch)
11.	Date of approval of building plans	26.09.2016 (As per project details)
12.	Due date of possession	30.05.2022 (Calculated as 4 years from the date of grant of environmental clearance i.e., 30.11.2017 as per policy of 2013 + 6 months as per HARERA notification no. 9/3-2020 dated 26.05.2020 for the projects having completion date on or after 25.03.2020)
13.	Total sale consideration	Rs. 26,29,500/- (As per BBA on page 45 of complaint)
15.	Amount paid by the complainant	Rs. 19,10,340/- (As per page ledger account at page 30 of complaint)
16.	Occupation certificate /Completion certificate	Not obtained
17.	Offer of possession	Not offered

Arguments heard.

The respondent/promoter is directed to pay interest to the complainant(s) against the paid-up amount at the prescribed rate of 11.10% p.a. for every month of delay from the due date of possession i.e., 30.05.2022 till valid offer



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CA 556/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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of possession plus 2 months after obtaining occupation certificate from the competent authority or actual handing over of possession, whichever is earlier, as per section 18(1) of the Act of 2016 read with rule 15 of the rules.

Other relief, shall be part of the main order.

Detailed order will follow. Matter stands disposed off.

Ashok Sangwan
Member
23.04.2025