



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
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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

14

Day and Date	Wednesday and 26.07.2023
Complaint No.	CR/5593/2022 Case titled as Amit Malik Vs SS Group Private Limited
Complainant	Amit Malik
Represented through	Shri K.K. Kohli Advocate
Respondent	SS Group Private Limited
Respondent Represented through	Shri Rahul Bhardwaj Advocate
Last date of hearing	14.02.2023
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been filed 29.08.2022 on and the reply on behalf of respondent was received on 28.02.2022.

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

S.N.	Particulars	Details
1.	Name of the project	"The Leaf", Sector 85, Gurugram
2.	Nature of project	Group Housing Complex
3.	RERA Registered/ Not Registered	Registered 23 of 2019 dated 01.05.2019
4.	DTPC License no.	81 of 2011 dated 16.09.2011
	Validity upto	15.09.2024



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CR/54/3/2022

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	Name of licensee	
	Licensed area	11.9 Acre
5.	Unit no.	21D, 21 st floor, Tower No. 2 [page no. 40 of reply]
6.	Unit measuring	1575 Sq. Ft. (page no. 40 of reply)
7	Date of Allotment	10.09.2012 (page no. 31 of reply)
8	Date of execution of buyer's agreement	08.08..2013. (page no. 24 of complaint)
9.	Possession clause	8. Possession 8.1 Time of handing over the possession 8.1 (a) subject to terms of this clause and subject to the flat buyer(s) having complied with all the terms and conditions of this agreement and not being in default under any of the provisions of this agreement and complied with all provisions, formalities, documentation etc. as prescribed by the developer, the developer proposes to handover the possession of the flat within a period of thirty six months from the date of signing of this agreement. The flat buyer(s) agrees and understands that the developer shall be entitled to a



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		grace period of 90 days, after the expiry of thirty-six months or such extended period , for applying and obtaining occupation certificate in respect of the Group Housing Complex.
10.	Due date of possession	08.08.2016 (calculated from the date of signing of buyer agreement) Grace period not allowed
11.	Total sale consideration	Rs. 86,33,700/- (Page no. 41 of reply)
12.	Total amount paid by the complainant	Rs. 70,13,985/- (As alleged by the complainant)
13.	Occupation certificate dated	09.05.2022 (Page no. 93 of reply)
14.	Notice for Offer of possession	13.05.2022 (As per page no. 96 of reply)

Arguments heard.

Case is reserved for orders. Meanwhile the parties may submit brief written submissions within a period of 10 days with an advance copy to each other.

Matter to come up on **27.09.2023** for pronouncement of order.

Ashok Sangwan
Member
26.07.2023