



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

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.आर. हाउस, सिविल लाइन्स, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		22
Day and Date	Friday and 18.10.2024	
Complaint No.	CR/5784/2022 Case titled as Harrish Kumar Arora VS Spaze Tower Private Limited	
Complainant	Harrish Kumar Arora	
Represented through	Shri Vedant Sharma proxy counsel	
Respondent	Spaze Tower Private Limited	
Respondent Represented	Shri Harshit Batra Advocate	
Last date of hearing	02.08.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 07.09.2022 and the reply was received on 18.09.2023.		
Succinct facts of the case as per pleadings and annexures are as under:		
S.no.	Particulars	Details
1.	Name of the project	Tristar at Sector 92, Gurugram, Haryana
2.	Nature of the project	Commercial colony
3.	RERA Registered/ not registered	Registered vide no. 247 of 2017 dated 26.09.2017 valid up to 30.06.2020 Applied for extension as stated in reply
4.	Date of builder buyer agreement	Not executed
5.	Date of MoU	18.12.2015



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CRJ 5784/2022

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		[pg. 46 of complaint]
6.	Unit no.	40, Ground floor, measuring 277 sq. ft. [pg. 50 of complaint]
7.	Possession clause	NA
8.	Due date of possession	Cannot be ascertained
9.	Assured return clause	2.1.1 <i>The developer agrees and undertakes to pay to the allottee commitment amount of ₹ 36,010/- per sq. ft. of the premises subject to deduction of applicable taxes.(monthly intervals)</i>
10.	Assured return promised to be paid till	2.1.2 w.e.f. 21 st December 2015 till date of offer of possession
11.	Total Sale Consideration as per MoU dated 18.12.2015	₹ 19,65,592/- [pg. 50 of reply]
12.	Paid up amount as per MoU dated 18.12.2015	₹ 18,00,500/- [pg. 51 of reply]
13.	Occupation certificate	03.05.2021 [pg. 75 of reply]
14.	Offer of possession (demands of interest on GST, sinking fund)	05.05.2021 area increased from 277 to 300 sq. ft. [pg. 78 of reply]
15.	Reminder letters for clearing outstanding dues at the time of offer of possession	24.05.2021, 09.06.2021, 26.06.2021, 16.07.2021, 24.08.2021, 05.10.2021
16.	Assured return paid till April 2021	₹ 18,81,377/- [pg. 106 of reply]



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The proxy counsel for the complainant seeks a short adjournment as the arguing counsel is not available today. This is the 4th date of hearing and there is no justification in granting any further adjournment. However in the interest of justice, 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 **17.01.2025** for pronouncement of order.

Ashok Sangwan
Member
18.10.2024