



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

3.	RERA Registered/ not registered	Registered vide no. 294 of 2019 Valid upto 28.02.2017
4.	License no. and validity	44 of 2014 valid upto 15.06.2024 66 of 2012 valid upto 04.06.2022 43 of 2014 valid upto 22.06.2024 67 of 2012 valid upto 20.06.2025 246 of 2007 valid upto 28.10.2029 56 of 2011 valid upto 22.06.2029 37 of 2012 valid upto 21.04.2025
5.	Unit no.	1104, 11 th floor, T-04
6.	Carpet area of unit	861.97 sq. ft.
7.	Super area of the unit	1359 sq. ft.
8.	Date of agreement for sale	04.05.2019 (page 39 of complaint)
12.	Possession clause	7.1 <i>The promoter assures to handover the possession of the apartment for residential usage along with parking on or before 31.08.2023 unless there is a delay or failure due to force majeure, court orders, government policy/guidelines, decisions affecting the regular development of the real estate project. If the completion of the project is delayed due to the above conditions, then the allottee agrees that the promoter shall be entitled to the extension of time for delivery of possession of the apartment for the residential usage.</i>
13.	Due date of possession	31.08.2023 (as per the possession clause)
14.	Date of Allotment letter	12.02.2019 (page 36 of complaint)
15.	Total sale consideration	Rs.91,87,792/-

		(as per customer ledger at page 72 of complaint)
16.	Amount paid by the complainant	Rs.82,01,177/- (as per customer ledger at page 72 of complaint)
17.	Demand letters by respondent	25.02.2025 (page 194 of reply)
18.	Occupation certificate	20.01.2025 (page 30 of reply)
19.	Offer of possession	25.02.2025 (page 37 of reply)

Arguments heard.

Order pronounced.

The respondent is directed to pay delayed possession charges at the prescribed rate of interest @11.10% p.a. for every month of delay from the due date of possession i.e., 31.08.2023 till the date of valid offer of possession or actual handing over of the unit, whichever is earlier, as per section 18(1) of the Act of 2016 read with under Rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017.

Detailed order will follow. Matter stands disposed off.



Arun Kumar
Chairman
01.08.2025