

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		50
Day and Date	Tuesday and 06.08.2024	
Complaint No.	CR/6558/2022 Case titled as Bharat Bhushan VS Ocean Seven Buildtech Private Limited	
Complainant	Bharat Bhushan	
Represented through	Complainant in person	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	Ms. Urvashi proxy counsel	
Last date of hearing	07.05.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 04.10.2022 and the reply on behalf of respondent was received on 20.12.2023.

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

S. N.	Particulars	Details
1.	Name of the project	The Venetian, Sector- 70, Gurugram, Haryana
2.	Project area	5.10 acres
3.	Nature of the project	Affordable group housing colony
4.	DTCP license no. and validity status	103 of 2019 dated 05.09.2019 Valid up to 04.09.2024
5.	Name of licensee	Shree Ratan Lal and others
6.	Building plan approval dated	07.02.2020 (As per DTCP website)
7.	Environment clearance dated	Not obtained till date
8.	RERA Registered/ not registered	Registered vide no. 39 of 2020 dated 27.10.2020 Valid upto 02.09.02024
7.	Allotment letter	09.03.2021 [Page 08 of complaint]



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/6558/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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8.	Builder buyer agreement	01.07.2021 [Page 15 of complaint]
9.	Flat no.	1002, 10th floor, tower 4 [Page 17 of complaint]
10.	Unit admeasuring	571.105 sq. ft. (carpet area) (Page 17 of the complaint)
11.	Possession clause as per Affordable housing policy, 2013	1(IV) of the Affordable Housing Policy, 2013 <i>All such projects shall be required to be necessarily completed within 4 years from the 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 this policy. The licenses shall not be renewed beyond the said 4 years period from the date of commencement of project.</i>
12.	Due date of possession	Cannot be ascertained
13.	Total sale price of the flat	Rs.23,33,420/- [Page 20 of complaint]
14.	Amount paid by the complainant	Rs.5,89,189/- [As alleged by complainant at page 04 of complaint]
15.	Surrender request by the complainant	24.02.2022 [page 50 of complaint]

The complainant is seeking to refund the deposited amount alongwith prescribed rate of interest.

The respondent has not yet offer the possession of the unit to the complainant and has not yet obtained the occupation certificate from the competent authority.



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In view of the above, respondent is directed to refund the amount deposited by the complainant alongwith prescribed rate of interest i.e. 11% p.a. till its realization.

Matter stands disposed off. Detailed orders will follow.

Ashok Sangwan
Member

V.I-3
Vijay Kumar Goyal
Member

Arun Kumar
Chairman
06.08.2024