



HARERA
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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	Tuesday and 08.10.2024
Complaint No.	CR/6698/2022 Case titled as Gulshan Rani Vs Savyasachi Infrastructure Pvt. Ltd. & Sharma Confectioners Pvt. Ltd.
Complainant	Gulshan Rani
Represented through	Shri Gaurav Rawat Advocate
Respondent	1. Savyasachi Infrastructure Pvt. Ltd. 2. Sharma Confectioners Pvt. Ltd.
Respondent Represented through	None
Last date of hearing	09.07.2024
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been received on 19.10.2022.

Vide previous order dated 05.10.2023, the authority directed that the respondent be served by way of substituted service i.e., by way of publication in newspapers Dainik Bhaskar and Hindustan Times. The requisite publication was done on 06.12.2023. Despite publication, the respondent no. 1 & 2 have failed to appear or file reply so far in spite of sufficient opportunities. In view of the above, the respondent is proceeded ex-parte.

Succinct facts of the case are as under:

S.N.	Particulars	Details
1.	Name of the project	"Amaya Greens", Sector 03, Gurugram.
2.	Nature of the project	Deen Dayal Jan Awaas Yojna
3.	Project area	9.0375 acres
4.	License no.	37 of 2017 dated 28.06.2017



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		Valid up to 27.06.2022 Licensed area : 9.0375 acres Licensee - Sharma Confectioners Pvt. Ltd.
5.	RERA registered or not	212 of 2017 dated 18.09.2017 Valid up to 16.03.2023 (Including 6 months grace period of COVID) Registered area : 9.0375 acres
6.	Completion certificate received on	11.01.2021
7.	Allotment letter dated	27.12.2021 [Page 29 of complaint]
8.	Memorandum of understanding executed between the complainant and the respondent	Not executed
9.	Unit no.	Plot no. A39 Admeasuring 126.06 sq. yds. (Page 29 of complaint)
10.	Basic sale consideration	Rs. 25,84,230/- As per allotment letter dt. 27.12.2021 (Page 29 of complaint)
11.	Paid up amount	Rs. 23,46,150/- As alleged by complainant (Page 26 of complaint)
12.	Due date of possession	05.03.2022

The counsel for the complainant states that the complainant is seeking possession of the unit, delayed possession and other reliefs.

It is contended by the complainant that the possession has not been handed over



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to her till date.

Arguments heard.

In view of the above, the respondent is directed to handover the possession of the allotted unit/plot to the complainants complete in all aspects as per specifications of buyer's agreement within one month from date of this order after payment of outstanding dues, if any, as the completion certificate in respect of the project has already been obtained by it from the competent authority.

The respondent is directed to pay the delayed possession charges to the complainant against the paid up amount at the prescribed rate of interest i.e., 11.10% per annum from due date of possession 05.03.2022 till the valid offer of possession or actual handing over of possession whichever is earlier and further direct the respondent to execute the conveyance deed upon payment of outstanding dues and requisite stamp duty by the complainants as per norms of the state government as per section 17 of the Act with 3 months from the date of this order failing which the complainants may approach the adjudicating officer for execution of order. The respondent shall not charge anything from the complainants which is not the part of the buyer's agreement and the provisions of Deen Dayal Jan Awas Yojna, 2016.

Detailed order will follow. Matter stands disposed off.

Ashok Sangwan
Member

Arun Kumar
Chairman
08.10.2024