

CR/7694/2022

4.	DTPC License no.	83 of 2008 dated 05.04.2008	94 of 2011 dated 24.10.2011
	Validity status	04.04.2025	23.10.2019
	Name of licensee	SUPER BELTS PVT. LTD and 3 others	COUNTRYWIDE PROMOTERS PVT LTD and 6 others
	Licensed area	23.18 acres	19.74
7.	Unit no.	T-22-2002, Tower 22 [As per page no. 46 of reply]	
8.	Unit measuring	1998 sq. ft. [As per page no. 46 of reply] 2213 sq. ft. – as per offer of possession (increase is 10.5%)	
9.	Date of execution of Flat buyer's agreement	17.12.2012 (As per page no. 41 of reply)	
10	Date of building plan	21.09.2012 [As stated by the respondent in his reply]	
11.	Possession clause	5. Possession 5.1 The Seller/Confirming Party proposes to offer possession of the Unit to the Purchaser(s) within the Commitment Period. The Seller/Confirming Party shall be additionally entitled to a Grace Period of 180 days after the expiry of the said Commitment Period for making offer of possession of the said Unit.	

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New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

		1.6 "Commitment Period" shall mean, subject to, Force Majeure circumstances; intervention of statutory authorities and Purchaser(s) having timely complied with all its obligations, formalities or documentation, as prescribed/requested by Seller/Confirming Party, under this Agreement and not being in default under any part of this Agreement, including but not limited to the timely payment of instalments of the sale consideration as per the payment plan opted, Development Charges (DC). Stamp duty and other charges, the Seller/Confirming Party shall offer the possession of the Unit to the Purchaser(s) within a period of 42 months from the date of sanction of the building plan or execution of Flat Buyer's Agreement, whichever is later.
12.	Due date of possession	17.12.2016 (calculated from the date of execution of buyer's agreement i.e., 17.12.2012 being later as the building plan was sanctioned on 21.09.2012)
	Grace period	In the present case, the promoter is seeking a grace period of 180 days for finishing work and filing and pursuing the occupancy certificate etc. from DTCP. Therefore, the grace period is allowed, and the due date of possession comes out to be 17.12.2016.
13.	Basic Sale Price	Rs. 1,04,89,500/- [as per page no. 47 of reply] Rs. 1,33,16,500/- as per SOA dated 11.07.2022 on page 76 of the complaint



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

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14.	Total amount paid by the complainant	Rs. 1,30,69,437/- (as per SOA dated 11.07.2022 on page 76 of complaint)
16.	Occupation certificate dated	N/A
17.	Letter of offer of possession dated	13.10.2023 (as per page no. 81 of reply)

The complainants are seeking delayed possession charges and to quash the illegal demands.

The counsel for the respondent states that the Pre-Emi paid by the respondent as well as the amount of compensation already credited by the respondent shall be adjusted from DPC amount.

The counsel for the complainant states that Pre-Emi has been paid only till due date of possession, while DPC is to be paid after the due date of possession. Hence, the objection raised by the respondent be rejected.

Order reserved.

Matter to come up on 25.04.2025 for pronouncement of order.

V.I.
Vijay Kumar Goyal
Member
28.03.2025