



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

PROCEEDINGS OF THE DAY		65
Day and Date	Tuesday and 02.01.2024	
Complaint No.	CR/7825/2022 Case titled as Ashish Garg VS OCEAN SEVEN BUILDTECH PVT. LTD.	
Complainant	Ashish Garg	
Represented through	None	
Respondent	OCEAN SEVEN BUILDTECH PVT. LTD.	
Respondent Represented	Shri Arun Kumar Advocate	
Last date of hearing	19.12.2023	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 02.01.2023. Reply 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	Not on record



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	dated	
8.	RERA Registered/ not registered	Registered vide no. 39 of 2020 dated 27.10.2020 Valid upto 02.09.02024
7.	Allotment letter	19.03.2021
8.	Builder buyer agreement	Not placed
9.	Flat no.	1003, Type I, tower 4
10.	Unit admeasuring	571.105 sq. ft. (carpet area)
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 ascertained
13.	Total sale price of the flat	Cannot be ascertained
14.	Amount paid by the complainant	Rs. 5,89,189/- [As alleged by the complainant]
15.	Cancellation request letter by complainant	18.12.2021



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The complainant present in person states that the complainant is not interested in continuing with the project and has made a request for cancellation of unit and refund of amount on 22.03.2022. The counsel for the respondent states at bar that the respondent has no objection to the refund of the amount subject to deduction of amount as per Affordable Housing Policy, 2013. Refund is allowed as per clause 5 (iii) of the Affordable Housing Policy and interest to be paid from the date of seeking cancellation till realization of the amount.

Matter stands disposed off. Detailed order will follow. File be consigned to the registry.

Ashok Sangwan
Member

Arun Kumar
Chairman
02.01.2024

Vijay Kumar Goyal
Member