



PROCEEDINGS OF THE DAY		80
Day and Date	Wednesday and 10.07.2024	
Complaint No.	CR/7868/2022 Case titled as Neeraj Rana VS ALM Infotech City Private Limited	
Complainant	Neeraj Rana	
Represented through	Shri Rajiv Kumar Khare Advocate	
Respondent	ALM Infotech City Private Limited	
Respondent Represented	Shri Rahul Raghav proxy counsel	
Last date of hearing	03.04.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 30.12.2022 and registered as complaint no. 7868 of 2022. On the last date of hearing, the defence of the respondent was struck off.

Succinct facts as per the complaint are as follows:-

Sr. No.	Particulars	Details
1.	Name of the project	"Ild Grand", Section-37-C, Gurguram, Haryana.
2.	Project Area	5.679 acres
3.	Nature of project	Residential Group Housing Colony
4.	DTCP license no.	1. License No. 96/2010 dated 03.11.2010 2. License No. 118/2011 dated 26.12.2011.
5.	RERA registered	Registered 386 of 2017 Dated-18.12.2017.



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HARYANA REAL ESTATE REGULATORY AUTHORITY
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हरियाणा मू-संपदा विनियमक प्राधिकरण, गुरुग्राम

CR/1868/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विधाम गृह, सिविल लाईन, गुरुग्राम, हरियाणा

6.	Allotment letter	12.08.2016 (As on page no. 11 of complaint)
7.	Unit no.	9-C, Tower-B2, Tower name-Vision, Wing No-C, Floor-9 th . (As on page no. 11 of complaint)
8.	Unit area	1790 sq.ft. (As on page no. 11 of complaint)
9.	Date of execution of buyer's agreement dated	12.08.2016 (As on page no. 14 of complaint)
10.	Possession clause	Clause-9 COMPLETION OF CONSTRUCTION AND COMPENSATION FOR DELAY. (I) <i>Subject to Force Majeure circumstances as defined herein and subject to timely grant of all approvals, permissions, NOCs, etc and further subject to the Allottee(s) having complied with all his obligations under the terms and consitions of this Agreement and the Allottee(s)(not being in default under any part of this Agreement including but not limited to the timely payment of the total sale Consideration and other Charges/fees/taxes/levies and also subject to the Allottee(s) having complied with all formalities or documentation as prescribed by the Developer, Developer, the Developer proposes to complete the construction within a period of 24 months computed from the date of execution of this agreement with further</i>



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		<i>grace period of 180 days under normal circumstances.</i> [Emphasis supplied] (As on page no. 27 of complaint)
11.	Due date of possession	12.12.2018 [Calculated 24 months + 180 days]
12.	Total consideration	Rs. 86,42,120/- (As on page no. 18 of complaint)
13.	Total amount paid by the complainant	Rs.55,53,017/- (As per S.O.A on page no. 47 of complaint)
14.	Occupation certificate	Not obtained
15.	Offer of possession	Not offered

The proxy counsel for the respondent requests for an adjournment as the marriage of the arguing counsel is fixed for 14.07.2024. Request is allowed.

Matter to come up on **04.09.2024** for further proceedings.

Ashok Sangwan
Member
10.07.2024