



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**

हरियाणा भू-संपदा विनियमक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

4.	Validity status	24.03.2025
	Licensed area	15.575 acres
	Name of licensee	Jubliant Software Service Private Limited
5.	Allotment letter	18.01.2012 (As per page no. 18 of reply)
6.	Date of apartment buyer agreement	08.03.2013 (As per page no. 21 of complaint)
7.	Unit no.	E-1003 on 10 th floor of tower E (As per page no. 29 of complaint)
8.	Unit area admeasuring	2146 sq. ft. [Super area] (As per page no. 29 of complaint)
9.	Revised super area	2320 sq. ft. (+ 8.11%) (As per page no. 21 of reply)
10.	Possession clause	Clause 7.1 <i>The Developer based on its present and estimates and subject to all just exceptions, proposes to complete construction/ development of the said project and handover the possession of the said Apartment to the Allottee <u>within a period of 36 months from the date of execution of this agreement unless there shall be any delay or failure due to force majeure</u>. The Allottee(s) understands and agrees that the developer shall be entitled for a <u>grace period of 180 days after the expiry of the aforesaid 36 months</u>. The Developer after completing the construction shall apply and obtain the occupation certificate in the in respect of the residential apartment(s) from the concerned authority. However, in case any condition arises that is beyond the control of the company including but not limited to force majeure condition, the remaining period</i>

		<i>available shall commence after the expiry of such condition.</i>
11.	Due date of possession	08.09.2016 (Calculated from date of apartment buyer agreement i.e. 08.03.2013 + grace period of 180 days) Grace period of 180 days is allowed.
12.	Total sale consideration	Rs. 69,45,410/- (As per page no. 30 of complaint)
13.	Amount paid by the complainant	Rs. 62,58,352/- (As per SOA dated 03.06.2022 on page no. 87 of complaint)
14.	Tri-partite Agreement	19.03.2013 [as per page no. 60 of complaint]
15.	Application for OC dated	25.08.2020 (As per page no. 27 of reply)
16.	Occupation certificate	28.11.2019 [As per site of DTCP]
17.	Offer of possession	30.11.2019 [As per page no. 21 of reply]

The counsel for the respondent states that as per directions of the authority dated 11.10.2023, the possession of the apartment has been handed over to the complainants on 14.12.2023.

The arguments on DPC shall be heard on the next date of hearing.

Matter to come up on **10.04.2024** for further proceedings.


Ashok Sangwan
 Member


Vijay Kumar Goyal
 Member
 03.01.2024