



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 19.11.2024
Complaint No.	CR/7985/2022 Case titled as Archna VS Ocean Seven Buildtech Private Limited
Complainant	Archna
Represented through	Shri Harshit Batra Advocate
Respondent	Ocean Seven Buildtech Private Limited
Respondent Represented	Shri Arun Yadav Advocate
Last date of hearing	17.09.2024
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

Order pronounced.

The counsel for the respondent states that the construction of the project was delayed due to force majeure conditions which were beyond the control of company and while calculating the delayed possession charges, the zero period on account of force majeure circumstances may be allowed as given in the case of Shri Vardhman Buildcon Pvt. Ltd. Further states that the DTCP has allowed 9 months grace period on account of Covid-19 which may also be allowed.

The Authority observes that the facts of the above mentioned case do not relate to the present matter and no such zero period on account of force majeure circumstances is allowed by the DTCP Haryana.

In view of the above, the respondent/promoter is directed to pay interest to the complainant(s) against the paid-up amount at the prescribed rate of 11.10% p.a. for every month of delay from the due date of possession i.e., 30.05.2022 till valid offer of possession plus 2 months after obtaining



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CR/1985/2022

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occupation certificate from the competent authority or actual handing over of possession, whichever is earlier, as per section 18(1) of the Act of 2016 read with rule 15 of the rules.

Other reliefs shall be part of the main order.

Detailed order will follow. Matter stands disposed off.

Ashok Sangwan
Member

V. I. - S
Vijay Kumar Goyal
Member
19.11.2024