

PROCEEDINGS OF THE DAY		19
Day and Date	Wednesday and 21.08.2024	
Complaint No.	CR/8103/2022 Case titled as Shreya Sacham VS Ocean Seven Buildtech Private Limited	
Complainant	Shreya Sacham	
Represented through	Ms. Shikha proxy counsel	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	Ms. Urvashi proxy counsel	
Last date of hearing	01.05.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 25.01.2023 and reply on behalf of respondent was received on 24.01.2024.

Succinct facts of the case are as under:

S. N.	Particulars	Details
1.	Name of the project	"Expressway Towers", Sector 109, Gurugram
2.	Nature of the project	Affordable Housing
3.	DTCP license no. and validity status	6 of 2016 dated 16.06.2016
4.	RERA Registered/ not registered	301 of 2017 dated 13.10.2017 valid upto 12.10.2021
5.	Allotment Letter	21.05.2017 (page 37 of complaint)
6.	Unit no.	1107, Tower 4 (Page 37 of complaint)
7.	Unit area admeasuring	645 sq. ft. (carpet area) (Page 37 of complaint)



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/8103/22

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

8.	Date of execution of Apartment Buyer's Agreement	Not executed
9.	Possession clause	20. Application Form "The Company shall sincerely endeavor to complete construction of the said unit within 4 (four) years from the date of sanction/clearance of Building Plans or receipt of Environmental Clearance, whichever is later. " (page 23 of complaint)
10.	Possession clause in Affordable Housing Policy	1 (iv) All such projects shall be required to be necessarily completed within 4 years from the date of 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 the policy.
11.	Date of environmental clearance	Not provided
12.	Date of approval of building plans	26.09.2016 (As per project details)
13.	Due date of possession	26.03.2021 (Calculated as 4 years from date of approval of building plans i.e., 26.09.2016 as per policy, of 2013 + 6 months as per HARERA notification no. 9/3-2020 dated 26.05.2020 for the projects having completion date on or after 25.03.2020.)
14.	Total sale consideration	Rs. 27,18,249.12/- (As per demand letter dated 19.05.2020 on page 44 of complaint)
15.	Amount paid by the complainant	Rs. 27,18,249/- (As per ledger dated 27.07.2020 on page 46 of complaint)



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16.	Letter from STP, Gurugram regarding conversion of payment plan from time linked to construction linked	27.07.2022 (page 47 of complaint)
17.	Occupation certificate /Completion certificate	Not obtained
18.	Offer of possession	Not offered

Proxy counsel for the respondent states that the arguing counsel is not available and seeks a short adjournment. The matter is pending since January 2023 and there is no further justification in granting adjournment. The parties may file written arguments within a period of 2 weeks.

Order reserved.

Matter to come up on **25.09.2024** for pronouncement of order.

Ashok Sangwan
Member
21.08.2024