



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		46
Day and Date	Wednesday and 29.01.2025	
Complaint No.	CR/846/2024 Case titled as Avinash Yadav VS Ocean Seven Buildtech Private Limited	
Complainant	Avinash Yadav	
Represented through	Shri Bhajan Lal Jangra Advocate	
Respondent	Ocean Seven Buildtech Private Limited	
Respondent Represented	Shri Rohan proxy counsel	
Last date of hearing	23.10.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 14.03.2024 and reply on behalf of respondent was received on 24.07.2024.		
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	20.05.2017 (page 28 of complaint)
6.	Unit no.	106, Tower 3, 1 st Floor (Page 36 of complaint)
7.	Unit area admeasuring	645 sq. ft. (carpet area), 99 sq.ft balcony area (Page 36 of complaint)



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8.	Date of execution of Apartment Buyer's Agreement	29.11.2023
9.	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.
10.	Date of environmental clearance	30.11.2017 (as per information obtained from the planning branch)
11.	Date of approval of building plans	26.09.2016 (as per information obtained from the planning branch)
12.	Due date of possession	30.05.2022 (Calculated as 4 years from date of grant of environmental clearance i.e., 30.11.2017 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.)
13.	Total sale consideration	Rs. 26,29,500/- (As per BBA on page 36 of complaint)
14.	Amount paid by the complainant	Rs. 27,18,249/- (As per CRA on page 23 of complaint)
15.	Occupation certificate /Completion certificate	Not obtained
16.	Offer of possession	Not offered

The proxy counsel for the respondent seeks a short adjournment as the arguing counsel is not available. The counsel for the complainant objects to the same and states that the project is stalled and the complainant is being subjected to extreme hardship on account of non-offer of possession.



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Pleadings are already on record.

In the interest of justice, the respondent may file detailed arguments within advance copy to the counsel for the complainant within a period of 3 weeks.

Matter to come up on 16.04.2025 for pronouncement of order.

Ashok Sangwan
Member
29.01.2025