



**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**

**48**

|                        |                                                                                   |
|------------------------|-----------------------------------------------------------------------------------|
| Day and Date           | Wednesday and 29.01.2025                                                          |
| Complaint No.          | CR/851/2024 Case titled as Sarita Mishra VS Ocean Seven Buildtech Private Limited |
| Complainant            | Sarita Mishra                                                                     |
| 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<br>(page 30 of complaint)                                        |
| 6.    | Unit no.                             | 208, Tower 3, 2 <sup>nd</sup> Floor<br>(Page 34 of complaint)               |
| 7.    | Unit area admeasuring                | 644 sq. ft. (carpet area), 100 sq.ft balcony area<br>(Page 34 of complaint) |



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|     |                                                  |                                                                                                                                                                                                                                                                                                                     |
|-----|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.  | Date of execution of Apartment Buyer's Agreement | 22.09.2017                                                                                                                                                                                                                                                                                                          |
| 9.  | Possession clause in Affordable Housing Policy   | <b>1 (iv)</b><br>All such projects shall be required to be necessarily completed within <b>4 years from the date of approval of building plans or grant of environmental clearance</b> , 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<br>(as per information obtained from the planning branch)                                                                                                                                                                                                                                                |
| 11. | Date of approval of building plans               | 26.09.2016<br>(as per information obtained from the planning branch)                                                                                                                                                                                                                                                |
| 12. | Due date of possession                           | 30.05.2022<br>(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. 26,26,000/-<br>(As per BBA on page 37 of complaint)                                                                                                                                                                                                                                                             |
| 14. | Amount paid by the complainant                   | Rs. 25,83,286/-<br>(As per CRA on page 24 of complaint)<br>Rs. 23,83,286/-<br>(as per ledger account dated 04.08.2021 on page 87 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



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same and states that the project is stalled and the complainant is being subjected to extreme hardship on account of non-offer of possession.

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