



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		67
Day and Date	Wednesday and 22.11.2023	
Complaint No.	CR/923/2021 Case titled as HAWA SINGH YADAV VS OCEAN SEVEN BUILDTECH PVT. LTD.	
Complainant	HAWA SINGH YADAV	
Represented through	Shri Harshit Batra Advocate	
Respondent	OCEAN SEVEN BUILDTECH PVT. LTD.	
Respondent Represented through	Ms. Garima proxy counsel for R1 None for respondent No.2	
Last date of hearing	23.08.2023	
Proceeding Recorded by	Naresh Kumari	

Proceedings

The present complaint was filed on 26.02.2021 and the defence of the respondent was struck off vide order dated 23.08.2023 as the respondent has not submitted reply despite service of notice even through publication.

The counsel for the complainant states that this project is an affordable housing project and the complainant has paid hard earned money to the respondent for allotment of a flat with the hope that he would be given possession as per the provisions of Affordable Housing Policy. The due date for handing over of possession was 20.07.2022 (4 years from the date of approval of building plan). However, despite having paid an amount of Rs.11,05,349/- to the respondent against a total sale consideration of Rs.23,09,500/-. It is further stated that the land title of the respondent No.1 is not clear and a civil suit was going on about the land in question at the time of



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allotment by M/s Unitech Ltd. This fact was not disclosed either to the complainant nor to the authority while registering the project.

The proxy counsel for the respondent No.1 has appeared today and states that reply will be submitted very shortly. This contention cannot be accepted as the defence of the respondents has already been struck off. However, in all fairness and in the interest of justice, the respondent may file written arguments within a period of 2 weeks with an advance copy to the complainant.

Order reserved.

Matter to come up on **24.01.2024** for pronouncement of order.

Ashok Sangwan
Member
22.11.2023