



**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

<b>PROCEEDINGS OF THE DAY</b>		<b>53</b>
Day and Date	Wednesday and 07.12.2022	
Complaint No.	CR/906/2022 Case titled as Ocus Skyscrapers Realty Private Limited Vs Priya Darshni	
Complainant	Ocus Skyscrapers Realty Private Limited	
Represented through	Shri Kapil Bakshi proxy counsel	
Respondent	Priya Darshni	
Respondent Represented	Respondent in person	
Last date of hearing	07.09.2022	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

#### **Proceedings**

The present complaint was received on 11.03.2022 and reply on behalf of respondent was filed on 04.05.2022.

Succinct facts of the case as per complaint and annexures are as under:

<b>S. N.</b>	<b>Particulars</b>	<b>Details</b>
1.	Name of the project	"Ocus Medley", Sector 99, Gurugram
2.	Unit no.	G-77, Ground Floor (Annexure C/3 at page 25 of complaint)
3.	Unit area admeasuring	402 sq. ft. (Annexure C/3 at page 25 of complaint)
4.	Date of application	N/A
5.	Date of buyer's agreement	10.10.2013 (Annexure C/3 at page 20 of complaint)



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21/06/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

6.	Possession clause	<b>11(a) Schedule for possession of the Said Unit</b> The Company based on its present plans and estimates and subject to all just exceptions endeavors to complete construction of the Said Building/Said Unit within a period of <b>sixty (60) months from the date of this agreement unless</b> there shall be delay or failure due to department delay or due to any circumstances beyond the power and control of the Company or Force Majeure conditions including but not limited to reasons mentioned in clause 11(b) and 11(c) or due to failure of the Allottee(s) to pay in time the Total Price and other charges and dues/payments mentioned in this Agreement or any failure on the part of the Allottee(s) to abide by all or any of the terms and conditions of this Agreement.
7.	Due date of possession	10.10.2018 (Calculated as 60 months from the date of execution of BBA i.e., 10.10.2013)
8.	Total sale consideration	Rs. 23,68,584/- (Annexure C/3 at page 25 of complaint)
9.	Amount paid by the complainant	Rs. 31,35,037/- (As per final statement of account at page 212 of reply)
10.	Occupation certificate /Completion certificate	25.09.2018 (Annexure C/5 at page 83 of complaint)
11.	Offer of possession	22.10.2018 (Annexure C/6 at page 85 of complaint)
12.	Unit handover letter	05.08.2021 (Annexure C/8 at page 88 of complaint)



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07.12.2022


New PWD Rest House, Civil Lines, Gurugram, Haryana

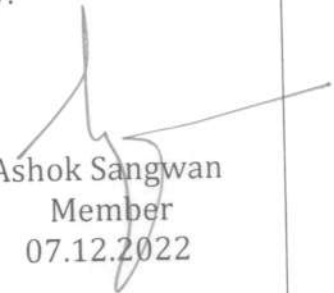
नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

The complainant has sought relief regarding execution of conveyance deed. Even though the possession has been offered, the respondent has not come forward to execute conveyance deed on account of increase in area and certain clauses in conveyance deed. On the last date of hearing, Enquiry Officer Shri Ramesh Kumar was directed to file a report regarding these issues. The enquiry officer has submitted his report stating that both the parties have agreed to get the conveyance deed executed.

Accordingly both the parties are directed to get the conveyance deed executed within a period of 30 days as per the Act of 2016.

Matter stands disposed off. File be consigned to the registry.

  
Sanjeev Kumar Arora  
Member

  
Ashok Sangwan  
Member  
07.12.2022