



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा मू-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		27
Day and Date	Friday and 07.07.2023	
Complaint No.	CR/5654/2022 Case titled as Ajay Yadav Vs M THREE M INDIA PRIVATE LIMITED	
Complainant	Ajay Yadav	
Represented through	Shri K.K. Kohli Advocate	
Respondent	M THREE M INDIA PRIVATE LIMITED	
Respondent Represented	Ms. Shriya Takkar Advocate	
Last date of hearing	12.01.2023	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 29.08.2022 and the reply on behalf of respondent has been received on 28.06.2023.		
Succinct facts of the case as per complaint and annexures are as under:		
S.No.	Heads	Information
1.	Project name and location	M3M Woodshire, Dwarka Expressway Sector 107, Gurugram
2.	Project area	18.88125 acres
3.	Nature of the project	Group housing colony
4.	DTCP license no. and validity status	33 of 2012 dated 12.04.2012 valid upto 11.04.2018
5.	Name of licensee	Cogent Realtors Pvt. Ltd.
6.	HRERA registered/ not registered	Not Registered

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

मू-संपदा (विनियामक और विकास) अधिनियम, 2016 की धारा 20 के अर्थात् गठित प्राधिकरण



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा मू-संपदा विनियामक प्राधिकरण गुरुग्राम

CR 2659/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

7.	Occupation certificate granted on	24/07/2017 at page no 52 of reply
8.	Provisional allotment letter dated	02.02.2018 (Page no. 12 of complaint)
9.	Unit no.	MM TW-B02/1002 10 th floor, tower-B2
10.	Unit measuring	1366 sq. ft.
11.	Date of execution of buyer's agreement	BBA not executed
12.	Possession clause	Clause 46:- Within 36 months from the date of start of construction.
13.	Due date of possession	N/A
14.	Total sale consideration	Rs.72,93,757/-
15.	Total amount paid by the complainants	Rs.7,22,135/- (As per page no. 11 of complaint)
16.	Date of offer of possession	Not offered
17.	Demand cum pre cancellation dated	02.07.2018
18.	Demand letter dated	27.12.2018



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/5654/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

19	Pre cancellation notice	19.02.2019
20	Last and final opportunity letter dated	16.03.2019
21	Cancellation letter dated	08.04.2019

The counsel for the complainant is requesting for the copy of the reply to the complaint whereas the counsel for the respondent is ready with the cheque of the refund of Rs. 7,22,135/- on account of full and final settlement. The counsel for the complainant states that the refund cheque is not acceptable to them and again reiterates to take a copy of the reply. Respondent is directed to file reply within 2 weeks in the authority after supplying a copy to the complainant.

Matter to come up on 27.10.2023 for final arguments.


Sanjeev Kumar Arora
Member
07.07.2023