



**BEFORE THE HARYANA REAL ESTATE REGULATORY
AUTHORITY, GURUGRAM**

Complaint no. : 743 of 2019
First date of hearing: 14.08.2019
Date of decision : 04.09.2019

1. Mr. Virender Kumar Gandhi
2. Mr. Sanjay Gandhi
Both R/o Flat no. 2/7, Hamelia Street, Vatika
City, Sector-49, Gurugram.

Complainants

Versus

M/s International Land Developers (P) Ltd.
B-418, New Friend Colony,
New Delhi-110025

Respondent

N.K.Goel

(Former Additional District and Sessions Judge)

Registrar-cum-Administrative Officer (Petitions)

(Haryana Real Estate Regulatory Authority, Gurugram)

(Authorised by resolution no.

HARERA,GGM/Meeting/2019/Agenda 29.2/Proceedings/16th July
2019) under section 81, Real Estate (Regulation and
Development) Act, 2016

APPEARANCE:

Shri Sanjay Sharma

Advocate for the complainants

Shri Pankaj Chandola

Advocate for ex-parte
respondent

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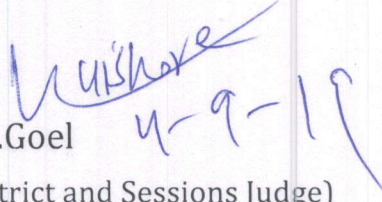


EX PARTE (ORDER)

1. The present complaint relates to an apartment buyer agreement dated 06.04.2015 executed between the complainants and the respondent-promoter.
2. The case of the complainants, in nutshell, is that in pursuance of apartment buyer agreement dated 06.04.2015 the respondent was to hand over the possession of the subject apartment bearing no. 1601, 15th floor, tower-C measuring 1325 sq. ft. super area of the project, namely, "ILD Arete" situated in Sector 33, Sohna, Gurugram to the complainants with 48 months from the date of the agreement with a grace period of 6 months vide Clause 10.1 of the apartment buyer agreement dated 06.04.2015 (annexure A-1). Therefore, the period of 48 months plus 6 months' grace period comes to 06.10.2019. This complaint has been filed on 01.03.2019 and hence the complaint is pre-mature. Therefore, we do not think it necessary to discuss the details given in the complaint and/or the issues raised by the complainants for decision and the same is dismissed. However, the complainants shall be at liberty to file a fresh complaint after the due date of offer of

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possession is expired if the respondent does not offer possession by that date.


N.K.Goel 4-9-19

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Dated: 04.09.2019

Order ratified by the Authority as above.


(Samir Kumar)
Member


(Subhash Chander Kush)
Member

(Dr. K.K. Khandelwal)
Chairman

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 04.09.2019

Judgement uploaded on 13.09.2019