



**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**

Day and Date	Wednesday and 22.09.2021
Complaint No.	CR/1354/2019 Case titled as Sunita Rohila And Naresh Kumar VS Spaze Towers Private Limited
Complainant	Sunita Rohila And Naresh Kumar
Represented through	Shri Sukhbir Yadav Advocate
Respondent	Spaze Towers Private Limited
Respondent Represented	Shri J.K.Dang Advocate
Last date of hearing	27.08.2021
Proceeding Recorded by	Naresh Kumari and HR Mehta


**Proceedings**


As per the averment of the complainant, the due date of possession comes out to be 06.10.2011. However, after the receipt of occupation certificate dated 11.03.2013, possession has not been offered in a valid manner till 2013 when occupation certificate has been received.

There is also a dispute inter-se the buyer and builder/developer w.r.t. carpet area. He has also asked for information pertaining to his unit through email which has not been provided to him. He is asking for delayed possession charges from the due date of possession i.e. 06.10.2011 till handing over of possession.

In view of the matter stated above, since the occupation certificate of the project has been received by the respondent much prior to advent of RERA Act, as such, the matter is not maintainable in the eyes of law.

The present complaint is dismissed being not maintainable. File be consigned to the registry.

  
Samir Kumar  
Member

  
Vijay Kumar Goyal  
Member  
22.09.2021

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16