



HARERA
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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		42
Day and Date	Wednesday and 03.05.2023	
Complaint No.	CR/1760/2022 Case titled as Monia Sharma and Pankaj Kumar Vs Emaar MGF Land Ltd	
Complainant	Monia Sharma and Pankaj Kumar	
Represented through	Shri Varun Chugh Advocate	
Respondent	Emaar MGF Land Ltd	
Respondent Represented	Shri J.K. Dang Advocate	
Last date of hearing	21.12.2022	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint has been received on 25.04.2022 and the reply was received on 19.07.2022.

The counsel for the complainant submitted that the possession of the subject unit was offered to the complainant on 31.07.2018 after receipt of OC from the competent authority on 30.05.2018. Thereafter, the possession was handed over to the complainant on 21.09.2018 and subsequently, the conveyance deed was executed on 17.12.2018. Further, it was stated by the counsel for the complainant that there is delay on part of the respondent in handing over possession as per the terms of BBA, thus the complainant has approached the authority for seeking enforcement of statutory right under proviso to section 18(1) of the Act.

The counsel for the respondent states that case is barred by limitation as the complainant has approached this authority for DPC after 3 years of



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execution of conveyance deed already executed on 17.12.2018 and hence, the issue of maintainability of complaint is to be decided.

Matter be put up before the full bench on **25.07.2023** for arguments.

Ashok Sangwan
Member
03.05.2023