



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

9

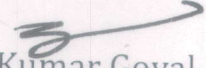
Day and Date	Friday and 28.03.2025
Complaint No.	CR/1991/2023 Case titled as Piyush Gupta and Urmil Gupta VS Emaar India Limited
Complainant	Piyush Gupta and Urmil Gupta
Represented through	Ms. Simran proxy counsel
Respondent	Emaar India Limited
Respondent Represented	Shri Anshul Mittal Advocate
Last date of hearing	28.02.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

Order pronounced.

The Authority observes that the complainants herein is a second subsequent allottee who had purchased the apartment from the previous allottee on 28.07.2021 i.e., at such a time when the possession of the subject unit was already offered to the previous allottee after receipt of occupation certificate on 11.11.2020. So, there is no equity in favour of the complainant. Hence, in such an eventuality and in the interest of natural justice, delay possession charges and other reliefs sought cannot be granted to the complainant as there is no infringement of any of his right (being subsequent allottee after offer of possession) by the respondent-promoter. Hence, the claim of the complainants w.r.t. delay possession charges is rejected being devoid of merits.

Detailed order will follow. Matter stands disposed off.

V. I. 
Vijay Kumar Goyal
Member
28.03.2025