

PROCEEDINGS OF THE DAY		42
Day and Date	Tuesday and 20.01.2026	
Complaint No.	CR/2700/2024 Case titled as Vijay Mittal VS Sepset Properties Private Limited & Paras Re Facilities Management Private Limited	
Complainant	Vijay Mittal	
Represented through	Shri Sanjeev Dhingra Advocate	
Respondent	Sepset Properties Private Limited & Paras Re Facilities Management Private Limited	
Respondent Represented	Shri Dhruv Rohatgi Advocate	
Last date of hearing	15.01.2026	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 03.06.2024 and the reply on behalf of respondent has been received on 10.09.2025.

The complainant is seeking delayed possession charges at the prescribed rate of interest.

The counsel for the respondent states that the occupation certificate has been obtained on 15.01.2019 and offer the possession on 24.01.2019 prior due date of possession i.e. 19.07.2020. Also conveyance deed has also been executed in favour of the complainant on 20.08.2021 hence the present complaint is barred by limitation and the same is liable to be dismissed.

The Authority observes that no case of delay possession charges is made out as the Occupation Certificate **15.01.2019** has been obtained by the respondent and offer of possession on 24.01.2019 i.e., prior due date of handing over of possession **19.07.2020**.

The complainant is seeking relief from the respondent to handover 4 AC or the amount in lieu thereof which was admitted by the respondent through an



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

email dated 03.02.2023 and to charge the maintenance and club charges from the actual date of handover of physical possession i.e., 04.09.2021.

Arguments heard.

The complaint is dismissed being barred by limitation.

Detailed order will follow. Matter stands disposed of.


P.S. Saini
Member


Arun Kumar
Chairman
20.01.2026